



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 11/01/05
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Zone Change No. PL-2004-0627 and Vesting Tentative Tract Map 7583/PL-2004-0628 – Bijan Mashaw for University Village (Applicant)/ Unitrust (Owner) – Request to Change the Zoning From Single-Family Residential (RSB6) District to Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes - The Project is Located at 26528 Hayward Boulevard at Tribune Avenue

RECOMMENDATION:

It is recommended that the City Council introduce the attached ordinance and adopt the attached resolution adopting the Mitigated Negative Declaration and approving the zone change, preliminary development plan and Vesting Tentative Tract Map, subject to the attached conditions.

DISCUSSION:

The applicant is requesting to change the zoning of the property from a Residential Single-Family (RSB6) District, with a 6,000 square foot minimum parcel size, to a Planned Development (PD) District to allow the subdivision of the 1.3-acre parcel and construction of 14 homes. The Commission voted (7:0) to recommend approval of the project to the City Council. The property is bordered by single-family homes on large lots to the south and east. To the west, across Hayward Boulevard are multiple-family apartments and condominiums, and to the north, across Tribune Avenue, are single-family homes and vacant land. The vacant property on the opposite corner of Hayward Boulevard and Tribune Avenue is the site of a 7-lot subdivision that the Planning Commission approved on September 22, 2005.

The homes would range in size from approximately 1,800 square feet to approximately 3,000 square feet. The smaller houses would be located along Hayward Boulevard and the larger homes would be up the hill on Tribune Avenue. The proposed layout provides a good transition between the multi-family development on Hayward Boulevard and the single-family homes in the Old Highlands neighborhood. The property is flattest near Hayward Boulevard and gets gradually steeper toward the southeast corner of the property. The grading necessary to develop the project is minimized by locating the higher-density portion along Hayward Boulevard and the lower-density portions along Tribune Avenue.

The adoption of the Hayward Highlands Neighborhood Plan in 1998 resulted in the property having a General Plan land use designation of Medium-Density Residential, which allows up to 17.4 units per acre. When the Hayward Highlands Neighborhood Plan was being developed, task force members struggled with the issue of the appropriate type of development along Hayward Boulevard. While some task force members urged limiting development to only single-family dwellings, others were supportive of multi-family projects. Staff's final recommendation

consisted of a compromise position calling for the General Plan designation of Medium-Density Residential and a zoning classification of RSB6 – Single-Family Residential, with a 6000 square-foot minimum parcel size (7.26 dwelling units per acre). In effect, the density issue was not resolved as the opportunity remains for a zone change to allow development consistent with the General Plan designation. The Neighborhood Plan also encourages new development such as this to be processed as a Planned Development to ensure a high quality project. In this case the Planned Development enables the developer to propose higher density development along Hayward Boulevard where the site is most suitable. Furthermore, a Preliminary Development Plan requires approval by the City Council. While the Zone District and the General Plan land use designation were left “intentionally” inconsistent in regard to development density, the General Plan indicates the City’s long-term intention for development. Should the Council desire to maintain a lower density on this property, the General Plan should be amended to reflect that goal. In staff’s opinion, the proximity of the site to a significant employment center, California State University, and its location on a major thoroughfare, make it an appropriate location for medium-density residential development. The proposed project has a density of 10.8 dwelling units per acre. The agenda report that accompanied the adoption of the Hayward Highlands Neighborhood Plan, and further discusses the rationale for the land use designation, is attached as Exhibit C.

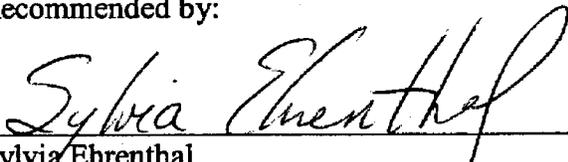
The proposal includes a total of 55 parking spaces, or 3.9 parking spaces per unit. The attached garages would account for 32 spaces, 12 spaces would be in driveways and 11 spaces would be located in parking bays. As a comparison, the parking ratio for Hayward Commons on Hayward Boulevard (currently under construction) is 2.6 parking spaces per unit. No street parking is available on Hayward Boulevard or Tribune Avenue. The ‘A’ and ‘B’ units would be served by two private driveways accessed from Tribune Avenue. In addition, one of the ‘B’ units and the two ‘C’ units would have individual driveways on Tribune Avenue. When members of the neighborhood attended the Preliminary Meeting on December 9, 2004, it was mentioned that there were too many driveways on Tribune Avenue. One way to reduce the number of driveways would be to redesign the house on Lot 9 so that the garage accesses the common driveway rather than Tribune Avenue.

At the Planning Commission meeting on September 22, 2005, 14 neighbors spoke about the project. Approximately half the speakers were opposed to the project and brought up the issues of density, property values, quality of life and traffic. Staff noted that the project is not large enough to warrant a traffic study. Furthermore, the portion of Tribune Avenue that would be impacted by the project is relatively short and would be improved by the developer. Those who spoke in favor of the project mentioned the needed housing, economic benefits and the improvement of the property as positive aspects of the project. The Planning Commission was concerned about the five units on Hayward Boulevard all having the same design and directed the developer to create “significantly different” elevations for the ‘A’ units. Minor architectural details have been modified (see Exhibit D), but they are not “significantly different.” In staff’s opinion, additional changes should be made to further distinguish the units while remaining consistent with the Spanish/Mediterranean architecture used throughout the remainder of the project.

Prepared by:


Erik J. Pearson, AICP
Associate Planner

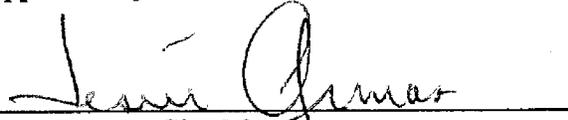
Recommended by:



Sylvia Ehrental

Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

- Attachments:
- Exhibit A. Planning Commission Staff Report and Meeting Minutes, dated September 22, 2005
 - Exhibit B. Correspondence Received after Planning Commission Meeting
 - Exhibit C. Agenda Report dated February 24, 1998
 - Exhibit D. Revised 'A' Elevations Plans

10/26/05



CITY OF HAYWARD AGENDA REPORT

Meeting Date 9/22/05
Agenda Item 1

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner
Andrew S. Gaber, P.E., Development Review Engineer

SUBJECT: **Zone Change No. PL-2004-0627 & Vesting Tentative Tract Map 7583/PL-2004-0628 –Bijan Mashaw for University Village (Applicant)/ Unitrust (Owner) – Request to Change the Zoning from Single-Family Residential (RSB6) District to Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes**

The Project Location Is 26528 Hayward Boulevard at Tribune Avenue

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and
2. Approve the zone change and the preliminary development plan subject to the attached findings and conditions; and
3. Approve the Vesting Tentative Tract Map application, subject to the attached findings and conditions.

DISCUSSION

The applicant has requested to change the zoning of the property from a Single-Family Residential (RSB6) District, with a 6,000 square foot minimum parcel size, to a Planned Development (PD) District to allow the subdivision of the 1.3-acre parcel and construction of 14 homes. The property is bordered by single-family homes on large lots to the south and east. To the west, across Hayward Boulevard are multiple-family apartments and condominiums and to the north, across Tribune Avenue are single-family homes and vacant land.

The homes would be detached single-family with the smallest being a townhouse-style on a 1,726-square-foot lot and the largest being a large home on a 7,187-square-foot lot comparable to the custom homes found on Tribune Avenue. The proposed houses are arranged so that the smaller, more closely spaced units are along Hayward Boulevard, consistent with the character of Hayward Boulevard, and the larger houses are on Tribune Avenue to be consistent with its development pattern. The property slopes from the southeast corner down to the intersection of Hayward Boulevard and Tribune Avenue and, as encouraged by the City's Hillside Design

Guidelines, all the homes have stepped foundations and are designed to follow the topography. The buildings are proposed to be at least 20 feet from the Hayward Boulevard right-of-way and at least 10 feet from all other property lines. The houses are separated by 6 to 10 feet from side to side.

General Plan/Neighborhood Plan

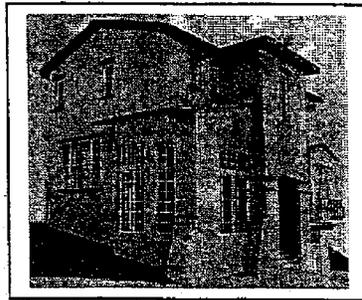
The density of the project at 10.8 dwelling units per acre, is consistent with the General Plan designation of Medium-Density Residential (MDR), which allows up to 17.4 dwelling units per net acre. The General Plan designation for the property was High-Density Residential and was changed to MDR with the adoption of the Hayward Highlands Neighborhood Plan in 1998. The property was also rezoned from High-Density Residential to Single-Family Residential. Furthermore, the neighborhood plan states that "in order to achieve the best site design possible, development applications are encouraged to be processed through the PD District in order to allow either single-family detached or single-family attached development." The applicant has requested the property be zoned PD so that 6,000 square foot lots would not be required for each detached home in order to provide housing at a density nearing the General Plan allowance.

Architecture

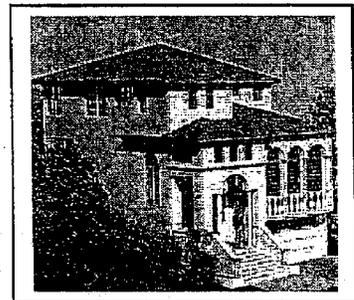
The proposed project consists of three housing types ranging in size from 1,823 square feet to 3,025 square feet. The 'A' units, along Hayward Boulevard, have three levels with three bedrooms and range in size from 1,823 square feet to 1,858 square feet. The 'B' units are two stories and have three bedrooms and 2,092 square feet. The 'C' units are two stories, have four bedrooms and 3,025 square feet. The 'A' and 'B' units have an attached two-car garage. The 'C' units have attached four-car garages. All three house plans are designed in a Spanish Mission style.



A-Unit



B-Unit



C Unit

All three of the proposed house plans have attractive elevations and would have good street appeal from all public views. The proposed homes meet the City's Design Guidelines which require the second floor of each unit to be smaller than the first and the exterior second story side walls are offset from the first floor walls.

Open Space

Because the 'A' and 'B' units do not have full-sized private yards, the open space requirements for multiple-family projects have been applied to this project. For the 12 units a total of 4,200

square feet of open space is required, including at least 1,200 square feet of group open space. The proposal includes 1,731 square feet of group open space and the 'A' and 'B' units have private open space in the form of balconies and ground level open space. In total, the project has approximately 4,500 square feet of open space.

Old Highlands Park, College Heights Park, and California State University, East Bay are all located less than half a mile away from the project site and would provide additional recreational opportunities for residents of the development. In addition, if the project were approved, the applicant would be required to pay park in-lieu fees to help pay for new facilities in the area.

Parking/Circulation

The project has been designed with a total of 55 parking spaces, or 3.9 parking spaces per unit. The attached garages would account for 32 spaces, 12 spaces would be in driveways with an additional 11 spaces located in parking bays. As a comparison, the parking ratio for Hayward Commons on Hayward Boulevard (currently under construction) is 2.6 parking spaces per unit. No street parking is available on Hayward Boulevard or Tribune Avenue. The 'A' and 'B' units would be served by two private driveways accessed from Tribune Avenue. In addition, one of the 'B' units and the two 'C' units would have individual driveways on Tribune Avenue.

AC Transit bus route 94 passes directly by the property and serves Downtown and the Hayward BART station where people can connect to various public transportation options serving the Bay Area. The project site is approximately 500 feet from a neighborhood shopping center at Hayward Boulevard and Civic Avenue.

Trees

There are 20 large Eucalyptus trees proposed for removal. The applicant has submitted reports from three arborists, none of which were prepared according to City guidelines. Only one of the reports submitted had values designated for any of the trees, however, this report was reviewed by the City Arborist who concluded that the values were not accurate. The standard size street tree normally required is a 24-inch box tree. Since the City has not yet received an arborist report that meets City requirements, the City Landscape Architect recommends requiring all 22 of the street trees to be 36-inch box trees as mitigation for the removal of the Eucalyptus grove.

Schools

Children living at the new homes would attend Highland Elementary School (5.6 students), Bret Harte Middle School (1.3 students) and Hayward High School (2.9 students). Pursuant to California Code Sections 65996 and 65997, the current state law governing financing of new school facilities in California, payment of school impact fees to the school district represents acceptable mitigation of school impacts. The impact fees would be paid prior to issuance of building permits. Additionally, the property is less than a half-mile from California State University East Bay.

Tract Map

The proposed subdivision creates 15 parcels; 14 residential lots and 1 lot for the common area which would be maintained by the Homeowners Association. The common area would include the private driveways, group open space, retaining walls and drainage system. The formation of a Homeowners Association and the creation of Conditions, Covenants, and Restrictions (CC&R's) would be required to cover the maintenance of the common areas. The common area landscaping includes all areas of the 'A' and 'B' units except the private open space areas, which would be designated by decorative fencing. The CC&R's would also contain a standard condition that if the homeowners association fails to maintain the common areas and private streets, the City of Hayward will have the right to enter the project and perform the work necessary to maintain these areas and lien the properties for the their proportionate share of the costs.

There are existing utilities in Hayward Boulevard and also in Tribune, including sanitary sewer and water, with sufficient capacity to adequately serve the proposed project. Storm drainage will be directed to a system that currently ends at the corner of Hayward Boulevard and Tribune. Currently, there is no sidewalk on either side of the property at Hayward Boulevard, or on Tribune Avenue. A 5 ½-foot wide sidewalk along Hayward Boulevard frontage would be constructed and a 4-foot wide sidewalk would be constructed along Tribune Avenue. The plans show the sidewalks adjacent to the curbs, but in an effort to provide street trees closer to the Tribune Avenue right-of-way, staff has suggested a condition requiring a 3 ½ -foot planter strip between sidewalk and the curb along Tribune Avenue. There is room for the planter and sidewalk within the existing right-of-way.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared pursuant to the California Environmental Quality Act (CEQA) guidelines. No significant environmental impacts are expected to result from the project, as mitigated.

PUBLIC NOTICE

On November 12, 2004, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Hayward Highlands Neighborhood Task Force and the Old Highlands Homeowners Association.

Staff received 27 letters, postcards, e-mails and phone calls; 5 of which were in support of the project and 22 registered opposition to the project. On December 9, 2004 a neighborhood meeting was held and approximately 30 neighbors attended and raised the issues of density, traffic, building spacing, lack of parking, fire department access, mail and garbage service, natural springs and drainage, pedestrian safety, neighborhood compatibility, views and too many driveways accessing Tribune Avenue. Some neighbors expressed a desire to see a development with larger homes.

In response to neighborhood concerns;

- The project has been modified from 16 homes to the 14 currently proposed. At the time of the meeting three duets (six units) were proposed along Hayward Boulevard and now the plans call for 5 single detached units in this area.
- The idea of any new driveways on Hayward Boulevard is strongly opposed by the Public Works staff due to the high volume and speed of traffic. Lot 9 was modified to have the driveway access from Tribune Avenue. This one driveway could be accessed from the interior private driveway if the house were redesigned.
- The Fire Department has reviewed the plans and recommends approval subject to conditions.
- The proposed sidewalks would improve pedestrian safety.
- The General Plan supports a density of 17.4 units per acre or 22 units, while 14 are proposed.
- Springs and drainage have been preliminarily addressed in a geotechnical report dated October 26, 2004 prepared by GFK & Associates, which states that the proposed development is feasible from an engineering standpoint. As required by the conditions of approval, a Soils Engineer would be present during construction and a final soils report would be required prior to Tract acceptance to ensure that underground water is handled properly.

On September 2, 2005 a legal advertisement was published in the Daily Review newspaper to notify the public of the pending application and public hearing. Also, On September 2, 2005, a Notice of Public Hearing for the Planning Commission meeting and Notice of Preparation of Environmental Document were mailed. In addition, public notice signs were placed at the site prior to the Public Hearing to notify neighbors and interested parties residing outside the 300-foot radius.

CONCLUSION

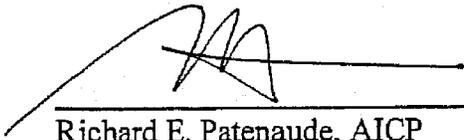
Staff supports the creative approach to developing this challenging site. The proposed project is consistent with the Zoning Ordinance, the Design Guidelines, the Hillside Design Guidelines and the Hayward Highlands Neighborhood Plan. The high-quality design and the varying styles of the proposed homes would be a positive addition to the neighborhood.

Prepared by:


Erik J. Pearson, AICP
Associate Planner


Andrew S. Gaber, P.E.
Development Review Engineer

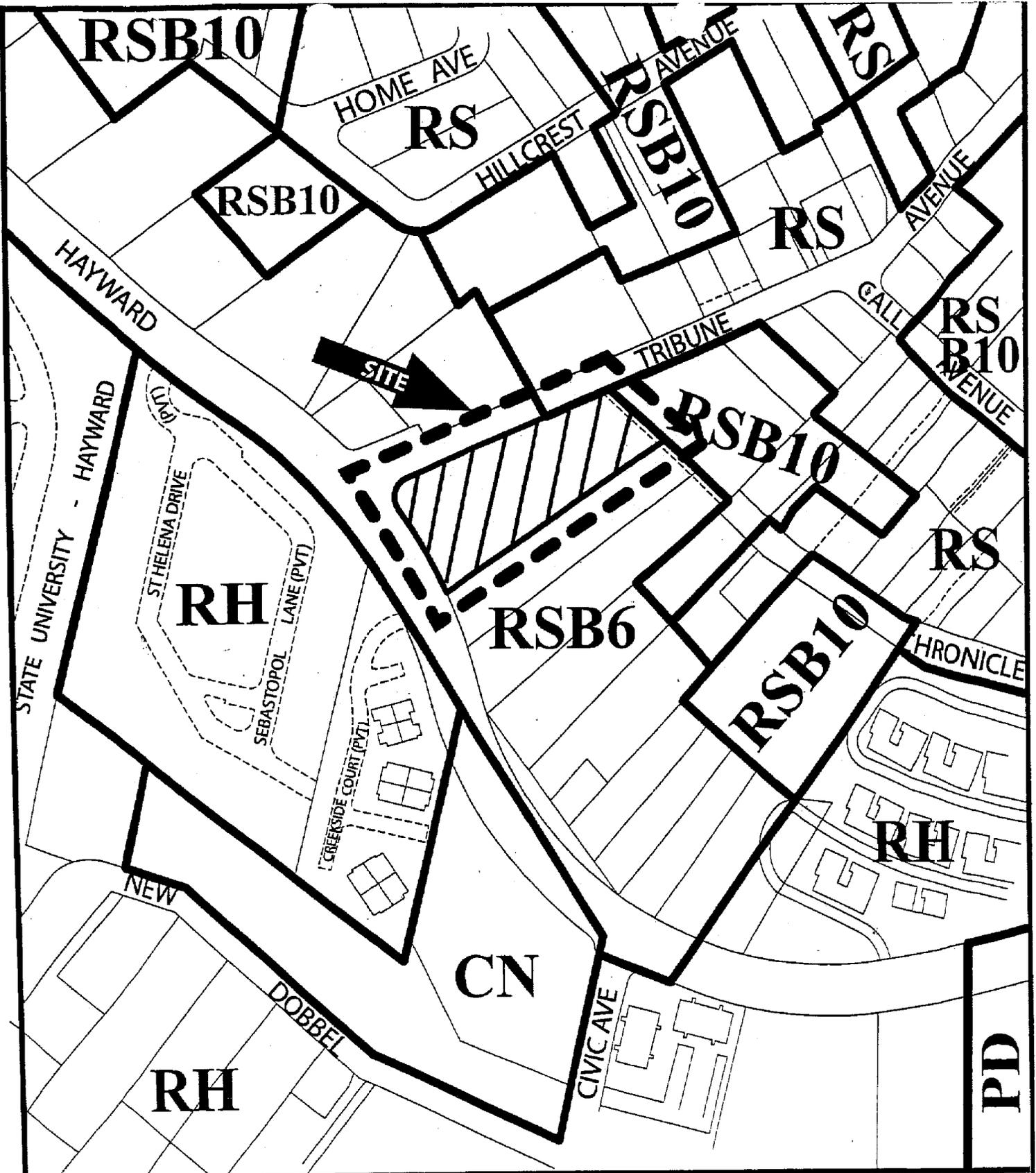
Recommended by:



Richard E. Patenaude, AICP
Acting Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Findings for Approval of Zone Change and Preliminary Development Plan
- C. Conditions of Approval for Zone Change and Preliminary Development Plan
- D. Findings for Approval of Vesting Tentative Tract Map
- E. Conditions of Approval for Vesting Tentative Tract Map
- F. Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program
- G. Letters and E-mails from Neighbors
- H. Packet Provided by Applicant
Plans



Area & Zoning Map

PL-2004-0627 ZC & PL-2004-0628 TTM 7583

Address: 26528 Hayward Boulevard

Applicant: Bijan Mashaw

Owner: Uni Trust

CN-Neighborhood Commercial

PD-Planned Development

RH-High Density Residential RHB 7

RS-Single-Family Residential,RSB4,RSB6



**CITY OF HAYWARD
PLANNING DIVISION
ZONE CHANGE APPROVAL**

September 22, 2005

ZONE CHANGE APPLICATION NO. PL-2004-0627: Bijan Mashaw for University Village (Applicant)/ Unitrust (Owner) – Request to Change the Zoning From a Single-Family Residential (RSB6) District to a Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes

The Project Location Is 26528 Hayward Boulevard at the Corner of Tribune Avenue

Findings for Approval– Preliminary Development Plan:

- A. Approval of Zone Change Application No. 2004-0627, as conditioned, will not cause a significant impact on the environment as documented in the Initial Study. A Mitigated Negative Declaration has been prepared per the California Environmental Quality Act Guidelines.
- B. The development is in substantial harmony with the surrounding area and conforms to the General Plan, the Hayward Highlands Neighborhood Plan and applicable City policies by providing housing opportunities and enhancing neighborhood quality.
- C. Existing and proposed streets and utilities are adequate to serve the development.
- D. The development creates a residential environment of sustained desirability and stability in that the project meets the intent of the Hayward Highlands Neighborhood Plan in that the plan encourages a Planned Development for this property.
- E. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. The exception requested for reduced lot sizes is offset with the extra open space provided, the extra parking provided and the fact that the steepest part of the property will not be disturbed.

Findings for Approval – Zone Change:

- F. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the Planned Development Zoning will allow a project providing housing which is supported by the Housing Element of the General Plan and the Neighborhood Plan.

- G. The proposed change is in conformance with the purposes of the Zoning Ordinance and all applicable, officially adopted policies and plans in that the Zoning change is consistent with the General Plan designation.
- H. Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified.
- I. All uses permitted when property is reclassified will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations. More housing can be provided than would otherwise be permitted in the RSB6 District with 6,000 square foot lots.

**CITY OF HAYWARD
PLANNING DIVISION
ZONE CHANGE APPROVAL**

September 22, 2005

ZONE CHANGE APPLICATION NO. PL-2004-0627: Bijan Mashaw for University Village (Applicant)/ Unitrust (Owner) – Request to Change the Zoning From a Single-Family Residential (RSB6) District to a Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes

The Project Location Is 26528 Hayward Boulevard at the Corner of Tribune Avenue

CONDITIONS OF APPROVAL:

1. Zone Change Application No. PL-2004-0627, is approved subject to the plans labeled Exhibit "A" and the conditions listed below. This permit becomes void two years after the effective date of approval, unless prior to that time a building permit application has been submitted and accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.
2. Prior to issuance of a grading permit and prior to acceptance of any building permit application, a Precise Plan shall be submitted for approval by the Planning Director and shall include the following:
 - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in both the architectural and civil plan sets.
 - b) Detailed landscaping and irrigation plans (see conditions # 15 through 33).
 - c) Details of address numbers shall be provided. Address number shall be decorative.
 - d) Details of retaining walls shall be included. All retaining walls shall be constructed of reinforced concrete with a decorative treatment on exposed faces, approved by the Planning Director and the City Engineer. No retaining walls shall exceed 6 feet in height.
 - e) Details for decorative paving within the private streets, details for fencing of private yards and of the perimeter, safety railings and barricades.
 - f) The pavement at the private drive entries shall be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials for at least the first 10 feet measured from the right-of-way. The location, design and materials shall be approved by the Planning Director.
 - g) Pedestrian walkways shall be enhanced with decorative materials such as inset brick, exposed aggregate, bomanite stamped concrete or other approved material.
 - h) Details showing the location and design of mailboxes. Grouped mailboxes, if not decorative, shall be enclosed by a structure compatible with the architecture of the homes.

- i) Architectural plans and samples of colors and materials for all exterior building finishes
 - j) The plans shall include provisions for project staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for noise and dust control, and common area landscaping.
 - k) Improvement plans including utility plans, joint trench plans (showing all pull boxes and water, electric and gas meters) and a lighting plan.
 - l) The lighting plan, prepared by a qualified illumination engineer, shall be show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.
3. If a building permit is issued for construction of improvements authorized by the preliminary development plan and zone change approvals, said approvals shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the zone change approval.
 4. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
 5. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
 6. Any weed abatement conducted prior to grading shall be done by mowing only. No tilling of the soil is permitted without a grading permit.
 7. All improvements shown on the Precise Plan shall be installed before occupancy of any unit within the project.
 8. Prior to issuance of a building permit, the developer shall submit a soils investigation report for review and approval by the City Engineer.
 9. The approval of this preliminary development plan is tied to the approval of Vesting Tentative Map No. 7583 and the associated conditions of approval. No building permit shall be issued for any structure within this application until the City Council has approved the final map and said map is recorded.
 10. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever first occurs, a homeowners' association shall be created to maintain the private street, common area landscaping and open space amenities as depicted on the approved Tentative Map Tract 7583 and CC&R's prepared for the project which shall be reviewed and approved by the Planning Director that shall include the following conditions:
 - a) Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.

- b) A reserve fund shall be maintained to cover the costs of replacement and repair of the private street, driveways and common area landscaping.
 - c) The association shall be managed and maintained by a professional property management company.
 - d) Provisions for towing unauthorized and illegally parked vehicles from the site.
 - e) The private street, driveways, common areas and residential front yard landscaped areas shall be maintained in good repair, and free of debris at all times.
 - f) A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 72 hours of inspection or within 72 hours of notification by the City's Community Preservation Officer.
 - g) The homeowners' association shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The homeowner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30 percent dieback) shall be replaced within 10 days.
 - h) Landscaping and irrigation shall be maintained in all common areas or the City shall have the right to enter upon the property to maintain the exterior portions of the common area at the expense of the homeowners association per Section 10-3.385 of the Subdivision Ordinance.
 - i) A tree removal permit is required prior to the removal of any tree.
 - j) Trees shall not be severely pruned, topped, or pollarded and any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the Landscape Architect, within the timeframe established by the City and pursuant to the Municipal code.
 - k) A provision that if the homeowners' association fails to maintain the common area or private streets, so that owners, their families, tenants, guests or adjacent owners suffer or will suffer substantial diminution in the enjoyment, use or property value of the project, the City of Hayward shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs.
 - l) Each resident shall participate in the City's recycling program.
 - m) The garage of each unit shall be maintained for off-street parking and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.
 - n) Individual garbage can(s) shall be kept inside garages except upon pick-up day.
 - o) The striped parking spaces shall be provided for and maintained as visitors' spaces and shall not be used for recreational vehicles, camper shells, boats or trailers. These spaces shall be clearly marked and monitored by the homeowners association. Parking stalls shall be used only for vehicles in operating condition. The homeowners association shall remove vehicles parked contrary to this provision.
 - p) Additions to residential units are prohibited.
11. The applicant or homeowners association shall maintain in good repair all fencing, parking and street surfaces, common landscaping, lighting, trash enclosures, drainage facilities, project signs, etc. Individual homeowners shall maintain in good repair the exterior elevations of their

dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, the formation of a design review committee and its power to review changes proposed on a building exterior and its color scheme, and the right of the homeowners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within seven days of occurrence.

12. Any future modification to the approved site plan shall require review and approval by the Planning Commission.
13. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
14. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

Landscaping:

15. Prior to the approval of the Precise Plan or improvement plans, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance.

Mylar copies of the approved plans shall be submitted with the mylars of the improvement plans.
16. Show the location of proposed sewer and water lines as the location of any tree must be at least 5 feet from any water or sewer line or connection. Trees shall be planted according to the City Standard Detail SD-122.
17. Provide 36-inch box Ginkgo biloba street trees at 25 feet on-center along the frontage of Hayward Boulevard and 36-inch box Melaleuca styphelioides at 25 feet on-center on Tribune Avenue except that units C-1 and C-2 shall have two trees on each lot. The 36-inch box trees are as mitigation for the Eucalyptus trees proposed for removal from the site. All trees shall be installed according to the City Standard detail SD-122.
18. A hose bib shall be provided within each private yard.
19. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6" high class "B" Portland Cement concrete curb.
20. Retaining walls or fences facing a street or driveway shall be continuously buffered with shrubs and vines.
21. Parking rows shall be capped with a landscaped island with a minimum 15-gallon tree and appropriate shrubs and groundcover. All islands and planters shall be a minimum of 5' wide measured inside the curbs.
22. A landscape buffer including shrubs and one 15-gallon tree for every 20 lineal feet of property line shall be planted along the east property line of the PD.
23. All above ground utilities and mechanical equipment shall be screened from view with five gallon shrubs.
24. Any transformer shall be located underground or screened from view by landscaping and shall be located outside any front or side street yard.

25. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
26. A minimum of five feet of landscape area must be shown between any wall or buildings and any street or driveway. This does not include curbs or walls.
27. Landscape plans shall specify site amenities such as, benches, tables, fencing, play equipment and barbecues, for the common open space areas.
28. Prior to the sale of any individual unit/lot, or prior to the acceptance of tract improvements, whichever first occurs, a homeowners' association shall be created to maintain the common area landscaping and open space amenities. Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses. A reserve fund shall be maintained to cover the costs of replacement and repair of all improvements shown on the approved plans.
29. Landscape improvements and street trees for each unit shall be installed according to the approved plans and a Certificate of Substantial Completion by the Developer's Landscape Architect with an Irrigation Schedule shall be submitted prior to the Landscape Inspection by the City.
30. The landscape on all sides of each unit shall be complete and inspected and approved by the City prior to the occupancy of that unit.
31. All common area landscaping, irrigation and other required improvements shall be installed and approved by the City prior to acceptance of tract improvements, or occupancy of 80% of the dwelling units, whichever occurs first. As-built Mylars and an irrigation schedule shall be submitted prior to the final approval of the landscaping for the tract.
32. Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.
33. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
34. Landscape improvements shall be installed according to the approved plans and a Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted prior to the issuance of a Certificate of Occupancy.

Solid Waste & Recycling:

35. A Construction and Demolition Debris Recycling Statement must be submitted with the building permit application.
36. A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the COMPLETION of the project.
37. This approval is subject to the requirements contained in the memo from the Solid Waste and Recycling Division of the Public Works Department dated 11/15/04.

FINDINGS FOR APPROVAL
TENTATIVE TRACT MAP 7583

1. The approval of Tentative Map Tract 7583, as conditioned, will have no significant impact on the environment, cumulative or otherwise as documented in the Initial Study. A Mitigated Negative Declaration has been prepared per the California Environmental Quality Act Guidelines.
2. The tentative tract map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.
3. The site is physically suitable for the proposed type of development.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and the proposed improvements are not likely to cause serious health problems.
6. Existing streets and utilities are adequate to serve the project.
7. None of the findings set forth in Section 64474 of the Subdivision Map Act¹ have been made.

¹ The findings of Section 64474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP 7583**

Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.

All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, and Standard Specifications and Details – unless otherwise indicated hereinafter.

The applicant/developer's engineer shall perform all design work unless otherwise indicated.

NOTE:

Prior to submittal of the Improvement Plans and Final Map, a Precise Plan must be reviewed and approved by the Planning Director (see Zone Change Conditions of Approval).

IMPROVEMENTS

Improvement plans shall be submitted to the City Engineer for review and approval. Subject plans shall, in addition to the standard improvements, incorporate the following special design requirements:

1. An Encroachment Permit must be obtained prior to the start of any construction within the public right-of-way.

Hayward Boulevard

2. Curb, gutter, sidewalk and conform paving shall be constructed across the entire project frontage. Handicap ramps shall be installed where required by the City Engineer. Trees along the street frontage shall be protected in place and shall remain unless removal is authorized by the City Landscape Architect. Overhead utilities along the street frontage shall be undergrounded.
3. The curb return at the intersection of Hayward Boulevard and Tribune Avenue shall be designed to have a minimum radius of 30 feet. The existing traffic signal and appurtenances shall be relocated if necessary to provide the proper clearances.
4. Existing curb inlets and storm drain at this corner of the intersection shall be relocated to match the new curb alignment and provide necessary clearances.

Tribune Avenue

5. Curb, gutter, planter strip, sidewalk and conform paving shall be constructed across the entire project frontage. The half street adjacent to the project shall be overlaid with a

minimum of 2 inches of A.C. The exact thickness shall be determined during design of the frontage improvements and shall be reviewed and approved by the City Engineer.

6. Existing overhead utilities along Tribune Avenue shall be undergrounded.
7. New standard street lights shall be installed along the street frontage. The design and location shall be approved by the City Engineer.
8. Driveways shall entrance per City Standard Detail SD 110, not as a street type intersection.
9. Existing drainage inlets shall be reconstructed or relocated as necessary to match the new curb and gutter.

Private Driveway

10. The private drive shall be 22 feet curb to curb to allow for two travel lanes. The driveway shall be designed with standard curb and gutter and shall be constructed to public street standards.
11. The intersection of the private drive with Tribune Avenue shall be designed as a driveway approach. The intersection of the private drive with Hayward Boulevard shall be designed as a standard street intersection, and shall be configured so that private vehicles can exit only, but emergency vehicles may enter and exit.
12. The private driveway shall be designated as a fire lane and no parking will be allowed. Curbs shall be painted red and fire lane signage installed every 100 linear feet. Installation of red-curb and signs shall meet Fire Department and City Engineer standards.
13. Streetlights and pedestrian lighting shall be installed along the entire length of the private drive. Poles and fixtures will be owned and maintained by the homeowners association and shall have a decorative design approved by the Planning Director and the City Engineer.
14. Driveways shall be a minimum of 20 feet deep between the back of curb or back of sidewalk, as appropriate.

Landscaping and Irrigation

15. Prior to the approval of the improvement plans a detailed landscaping and irrigation plan for the site shall be prepared by a licensed landscape architect and submitted for review and approval by the City's Landscape Architect. See Zone Change Conditions of Approval.

Storm Drainage

16. As noted in the letter from GFK & Associates dated October 26, 2004, the Soil Engineer shall be present to test and/or observe grading and foundation activities. A wet area was excavated and filled with gravel in August 2002. Work completed in this area shall be documented in the Final Soils Report, which must be received and approved by the City Engineer prior to Tract acceptance.
17. The on-site storm drain system shall be a private system owned and maintained by the homeowners association or property owners.

18. The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the Alameda County Flood Control and the City Engineer. The hydrology study shall substantiate that there will be no net increase in the quantity of runoff from the site versus the flow rate derived from the original design of downstream facilities. If there is augmented runoff, off-site and/or on-site mitigation measures will be necessary.
19. A Storm Water Pollution Prevention Plan (SWPPP) showing how storm water quality will be protected during and after construction shall be submitted for review and approval of the City Engineer.
20. The developer shall provide a copy of the Notice of Intent filed with the State Water Resources Control Board, prior to the issuance of a grading permit for the project site.
21. The project plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted onsite to effectively prevent the entry of pollutants into storm water runoff to the maximum extent practicable. Roof leaders shall discharge into a landscaped area prior to storm runoff entering a pipe system.
22. The proposed BMP's shall be designed to comply with the hydraulic sizing criteria listed in Provision C.3.d of the Alameda Countywide Clean Water Program NPDES permit (page 22.) In addition, the California Stormwater Quality Association's Stormwater Best Management Practice Handbook New Development and Redevelopment, subsection 5.5 on pages 5 -12 has a section title "BMP Design Criteria for Flow and Volume." This handbook is available on their website, www.cabmphandbooks.com.
23. The developer shall prepare a Maintenance Agreement for storm water BMP's constructed as part of this project. The Maintenance Agreement shall be reviewed and approved by the City prior to recordation with the Alameda County Recorder's Office. The Agreement shall be recorded to ensure that the responsibility for maintenance is bound to the property in perpetuity.
24. The project streets and parking area's shall be designed to facilitate street sweeping. The Home Owners Association shall be responsible for street sweeping on a regular basis.
25. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
26. The applicant/developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.
27. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all the areas tributary to the project area. The developer is required to mitigate augmented runoffs with off-site and/or on-site improvements.

28. All storm drain inlets must be labeled "No Dumping - Drains to Bay" using City approved methods.
29. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

Sanitary Sewer System

30. Sanitary sewer service is available from the City Of Hayward, subject to standard conditions and fees in effect at the time of application. Each home must have a separate sanitary sewer lateral.

Water System

31. Water service is available from the City of Hayward, subject to standard conditions and fees in effect at the time of application for water service.
32. Each unit must have a separate radio read water meter. A separate water meter must be installed for the common landscaped areas within the project site.
33. Two fire hydrants shall be provided on the private drive within the development and a new fire hydrant shall be installed on Hayward Boulevard. The locations of all hydrants shall be approved by the Fire Department prior to start of construction. Fire hydrant locations shall be identified with blue reflective pavement markers installed in the street adjacent to the fire hydrant.
34. Fire hydrants shall be modified double steamer type which shall be installed per City standards. Crash post protection may be required for the fire hydrant if it is installed in an unprotected area susceptible to potential vehicular impact.
35. Fire flow requirements for this development shall be 1,500 gallons per minute at 20 psi for a two-hour duration.

Utilities

36. All utility services shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, SBC and Comcast regulations. Transformers, and switch gear cabinets, shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
37. The joint trench for the homes must be placed so as not to conflict with the installation of required street trees and landscaping.
38. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
39. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within the proposed Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.

40. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

Fire Protection

41. Road grades for the new proposed private street shall not be in excess of 15%;
42. The new private street shall be red-curbed on both sides of the street (except at driveway entrances to the homes), and provided with fire lane signage as per City of Hayward Fire Department standards. Fire lane signs shall be installed at each driveway entrance and at every 100 feet (linear) thereafter, or in locations required by the Fire Department. Fire lane signage shall state "No Parking – Fire Lane";
43. The (2) two driveway entrances off of Tribune Avenue are adequate in width and meet fire apparatus turning radii for entering and backing up. Red-curbing shall be installed 15 feet out beyond the driveway flare, both sides of the driveway at both proposed driveway entrances;
44. The proposed homes are within the City's Wildland/Urban interface. A fuel management plan shall be prepared by a qualified consultant. The report shall be reviewed and approved by the Fire Marshal prior to the start of construction of any structures. The fuel management plan shall be recorded. Buildings construction requirements shall meet, but not be limited to the following items:
- a) Each house requires interior smoke detectors (hard wired with battery backup) per the CBC.
 - b) Class A roofing materials.
 - c) Exterior non-combustible siding materials.
 - d) Double-paned windows.
 - e) Attached decks are required to be protected with automatic fire sprinklers (if of combustible construction.) Otherwise, decks shall be constructed of heavy timber or non-combustible building and construction materials.
 - f) Spark arrestors are required on each chimney cap.
 - g) Each structure shall be protected with an automatic fire sprinkler system designed per NFPA 13-D (Modified) Standards to include fire sprinkler protection within the garages and attic spaces, under combustible (attached) decks and /or balconies, within crawl spaces, porch area and foyers, and any other vulnerable area of the structure where the Fire Department may deem necessary for protection.
 - h) Each structure shall have an exterior alarm bell installed on the fire sprinkler riser.
 - i) Each structure shall have an interior alarm bell installed within the structure, which will activate upon any waterflow activity. The location of the interior alarm bell shall be in a location approved by the Fire Department.
45. Addressing for each home shall be assigned and approved by the Fire Department. Numbers shall be a minimum of 4-inches in height (self-illuminated) or 6-inch tall if on a contrasting background, and be visible from the street. An address monument sign shall be installed at the private driveway entrance with minimum 6-inch high numbers on a contrasting background.

Retaining Walls

46. All retaining walls shall be constructed with decorative reinforced concrete. The exposed face of any retaining wall shall not exceed 6 feet from ground to top of wall.

Dedications, Easements and Deed Restrictions

47. The final map shall reflect:
- a. Dedication of right-of-way along Tribune Avenue and Hayward Boulevard to allow widening of the streets to their ultimate width.
 - b. Five-foot-wide public utility easements (PUE) along the edge of the public/private streets where necessary as determined by the City Engineer.
 - c. Dedication of appropriate easements over the private streets/driveways for access, egress, water, sewer and other utility lines.

Subdivision Agreement

48. Execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements per Section 10-3.332, Security for Installation of Improvements, of the Municipal Code. Insurance shall be provided per the terms of the subdivision agreement.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

49. Required water system improvements shall be completed and operational prior to the start of combustible construction to the satisfaction of the Fire Chief.
50. A minimum 22-foot-wide all-weather access road, engineered for 50,000 pounds gross vehicle weight, shall be maintained for emergency vehicle access.

DURING CONSTRUCTION

51. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and construction activities shall be limited to the hours 7:00 am to 7:00 pm on weekdays; there shall be no grading or construction activities on weekends or holidays.
 - b. Grading and construction equipment shall be properly muffled.
 - c. Unnecessary idling of grading and construction equipment is prohibited.
 - d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units.
 - e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents (within 200 feet of the project boundary) with this information.
 - f. The developer shall participate in the City's recycling program during construction.

- g. Daily clean-up of trash and debris shall occur on Tribune Avenue and Hayward Boulevard, and other neighborhood streets utilized by construction equipment or vehicles making deliveries.
- h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions.
- i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site.
- j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- l. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more).
- m. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- n. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
- o. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.
- p. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping.
- q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.
- r. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
- s. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill.
- t. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "*Building Maintenance/Remodeling*" flyer for more information.
- u. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains.
- v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.

52. A representative of the soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe grading operations with recommended corrective measures given to the contractor and the City Engineer.
53. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
54. The developer shall be responsible to adhere to all aspects of the Storm Water Pollution Prevention Plan (SWPPP) as approved per conditions of approval above.
55. Construction Administration services shall be provided by the project landscape architect. Services to include:
 - a. Observation of irrigation system before burying pipes.
 - b. Observation of plant material upon delivery to the site.
 - c. Observation of layout and placement of plant material upon delivery to the site.
 - d. Observation for maintenance period commencement.
 - e. Observation for final acceptance.

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

56. The applicant/developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits.
 - a. Supplemental Building Construction and Improvement Tax.
 - b. School Tax.
 - c. Park In-lieu fees for each dwelling unit at the rate in effect when the building permit for unit is issued.
57. Any damaged curb, gutter and/or sidewalk along the street frontages shall be repaired or replaced to the satisfaction of the City Engineer.
58. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
59. The on-site street light electroliers shall be in operating condition as approved by the Planning Director and the City Engineer.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

60. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.

61. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80 percent of the dwelling units, whichever first occurs.
62. The improvements associated with the Pacific Gas and Electric Company, SBC and ComCast shall be installed to the satisfaction of the respective companies.
63. The subdivider shall submit an "as built" plan indicating the following:
 - a. All the underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric Company, SBC and Comcast, etc.
 - b. All the site improvements, except landscaping species, buildings and appurtenant structures.



**CITY OF HAYWARD
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Zone Change No. PL-2004-0627 & Vesting Tentative Tract Map 7583/PL-2004-0628 – Request to Change the Zoning From a Single-Family Residential (RSB6) District to a Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes. The Project Location Is 26528 Hayward Boulevard at the Corner of Tribune Avenue in Hayward, California.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project could not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources.
3. The project will not have an adverse effect on agricultural land since the property is surrounded by urban uses and it is too small to be used for agriculture.
4. The project will not result in significant impacts related to changes into air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit.
5. The project will not result in significant impacts to biological resources such as wildlife and wetlands since the site contains no such habitat and it is surrounded by urban uses.
6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.

7. The project site is not located within a "State of California Earthquake Fault Zone", however, construction will be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground shaking.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will meet all water quality standards. Drainage improvements will be made to accommodate storm water runoff.
10. The project is consistent with the policies of the City General Policies Plan, the Hillside Design Guidelines, the City of Hayward Design Guidelines and the Zoning Ordinance.
11. The project could not result in a significant impact to mineral resources since the site is too small to be developed to extract mineral resources.
12. The project will not have a significant noise impact. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m. Monday through Friday.
13. The project will not result in a significant impact to public services.
14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

I. ***PERSON WHO PREPARED INITIAL STUDY:***



Erik J. Pearson, AICP Associate Planner
Dated: August 31, 2005

II. ***COPY OF INITIAL STUDY IS ATTACHED***

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007; telephone (510) 583-4210, or e-mail erik.pearson@hayward-ca.gov .

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Development Review Services Division

INITIAL STUDY CHECKLIST FORM

Project title: Zone Change No. PL-2004-0627 & Vesting Tentative Tract Map 7583/PL-2004-0628 –Bijan Mashaw for University Village (Applicant)/ Unitrust (Owner) – Request to Change the Zoning From a Single-Family Residential (RSB6) District to a Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes

Lead agency name and address: City of Hayward, 777 “B” Street, Hayward, CA 94541-5007

Contact persons and phone numbers: Erik J. Pearson, Associate Planner (510) 583-4210

Project location: The Project Location Is 26528 Hayward Boulevard at the Corner of Tribune Avenue in Hayward, California.

Project sponsor’s name and address:
Bijan Mashaw
Unitrust
26886 Parkside Drive
Hayward, CA 94544

General Plan: Medium Density Residential (MDR)

Zoning: Residential Single-Family with a 6,000 square foot minimum parcel size (RS-B6)

Description of project: Change the Zoning From a Single-Family Residential (RSB6) District to a Planned Development (PD) District and Subdivide 1.3 Acres to Build 14 Homes.

Surrounding land uses and setting: To the east and south are single-family residential homes. To the west, across Hayward Boulevard is multiple-family housing. To the north, across Tribune Avenue is vacant land for which a subdivision approval is pending.

Other public agencies whose approval is required: None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

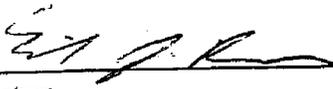
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Erik J. Pearson, AICP Associate Planner

August 31, 2005
Date

City of Hayward

ENVIRONMENTAL ISSUES:

	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista? <i>Comment: The project will not affect any scenic vista.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? <i>Comment: The project will not damage scenic resources.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? <i>Comment: The project will not substantially degrade the existing visual character or quality of the site and its surroundings.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? <i>Comment: Specific lighting plans have not yet been reviewed.</i> <i>Mitigation: A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.</i> <i>Implementation of this mitigation measure will reduce light and glare impacts to a level of insignificance.</i> <i>Monitoring: Condition of Approval</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? <i>Comment: The project site does not contain farmland.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>Comment: The project is not located in an agricultural district nor an area used for agricultural purposes.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The project area does not contain agricultural uses or farmland, See II b.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The project will not conflict with the Bay Area 2000 Clean Air Plan or the City of Hayward General Plan policies relating to Air Quality.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments: The Bay Area air basin currently exceeds both federal and state standards for ozone and state standards for particulate matter < 10 microns in diameter (PM10). The project is of a relatively small scale and is not expected to generate enough vehicle trips to make a significant contribution to the existing air quality violation.

Impacts: Air pollutants, especially suspended particulates, would be generated intermittently during the construction period. This is a potentially significant impact.

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation of this mitigation measure will reduce air quality impacts to a level of insignificance.

Monitoring: Condition of Approval

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: Due to the small scale of the project, impacts to air quality will not be cumulatively considerable.

- | | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporation | Less Than Significant Impact | No Impact |
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| d) Expose sensitive receptors to substantial pollutant concentrations?
<i>Comment: The project will not expose sensitive receptors to substantial pollutant concentrations.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?
<i>Comment: The project will not create objectionable odors affecting a substantial number of people.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
<i>Comment: The property is surrounded by suburban uses. There is no evidence of any candidate, sensitive, or special status species.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
<i>Comment: The site contains no riparian or sensitive habitat.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
<i>Comment: The site contains no wetlands. This is the conclusion reached by the Army Corps of Engineers and is documented in a letter from the Corps dated May 2, 2003.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
<i>Comment: The site does not contain habitat used by migratory fish or wildlife nor is it a migratory wildlife corridor.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
<i>Comment: The project is in conformance with the General Polices Plan and will conform to the requirements of the Tree Preservation Ordinance.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?
<i>Comment: There are no habitat conservation plans affecting the property.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES -- Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
<i>Comment: No known historical resources exist on-site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
<i>Comment: No known archaeological resources exist in on-site.</i>

<i>Impacts: If previously unknown resources are encountered during future grading activities, the developer and the City of Hayward will take appropriate measures.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<i>Comment: No known paleontological resources exist on-site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?
<i>Comments: No known human remains are located on-site.</i>
<i>Impacts: If any remains are found, all work will be stopped and police called to investigate.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

VI. GEOLOGY AND SOILS -- Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
<i>Comment: The project is not located within the Hayward Fault Zone.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?
<i>Comment: The site is not located within a "State of California Earthquake Fault Zone". The project will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking.</i>
<i>Impacts: Ground shaking can be expected at the site during a moderate to severe earthquake, which is common to virtually all development in the general region. This impact is considered less than significant.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction? <i>Comment: Liquefaction and differential compaction is not considered to be likely on this site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? <i>Comment: The project is not located within an area subject to landslides.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? <i>Comment: The Engineering Division will ensure that proper erosion control measures are implemented during construction.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <i>Comment: See comment VI (a)(i).</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? <i>Comment: Prior to issuance of a building permit, engineering and building staff will review a soils investigation report to ensure that the building foundations are adequately designed for the soil type on-site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? <i>Comment: The site would be connected to the City of Hayward sewer system.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? <i>Comment: There is no evidence of hazardous materials at the site nor will hazardous materials be used or transported at or near the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>Comment: See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>Comment: See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>Comment: See VII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>Comment: The project is not located within an airport zone.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>Comment: See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Comment: The project will not interfere with any known emergency response plan or emergency evacuation plan. The Hayward Fire Department serves the area. Emergency response times will be maintained.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? <i>Comment: The project is not located in an area of wildlands and is not adjacent to wildlands.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements? <i>Comment: The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>Comment: <i>The site will be served with water by the City of Hayward. Therefore, water quality standards will not be violated and groundwater supplies will not be depleted. Recharge of the groundwater table will be decreased as the proposal involves increasing the percentage of the site covered with impervious surfaces. This impact is deemed insignificant as there are no known wells nearby that would see a drop in production.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p> <p>Comment: <i>The project is not located near a stream or a river. Development of the site will not result in substantial erosion or siltation on-or off-site.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p> <p>Comment: <i>The project is within an urban area and runoff will leave the site via the City's storm drain system. Drainage patterns on the site will not cause flooding.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p>Comment: <i>The amount of run-off from the project will not exceed the capacity of the stormwater drainage system. See VIII a.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Otherwise substantially degrade water quality?</p> <p>Comment: <i>See VIII a.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Comment: <i>According to FEMA Flood Insurance Rate Maps (panel # 065035-0012C dated 9/16/81), this site is not within the 100-year flood hazard area.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>Comment: <i>See VIII g.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <i>Comment: The site is not within the 100-year flood zone, is not near any levees and is not located downstream of a dam.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

j) Inundation by seiche, tsunami, or mudflow? <i>Comment: The project is not in a location that would allow these phenomena to affect the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community? <i>Comment: The project will not physically divide the existing community. The site is at the edge of a neighborhood.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? <i>Comment: The area is designated on the General Policies Plan Map as Medium Density Residential (MDR). The MDR designation allows up to 17.4 units per acre. The proposal is for less than 14 units per acre. The current zoning designation is Residential Single-Family with a 6,000 square foot minimum parcel size (RSB6). The applicant has requested to change the zoning to a Planned Development (PD) district to allow for smaller lot sizes.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>Comment: See IV f.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>Comment: The project will not result in a significant impact to mineral resources since the subject site is located in an urbanized area that does not contain mineral resources that could be feasibly removed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? <i>Comment: See X a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE - Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: Exposure of persons to or generation of any new noise or noise levels in excess of standards established in the Noise Element of the Hayward General Plan or the Municipal Code, or applicable standards of other agencies if any, will be temporary in nature during the construction of the homes and associated improvements. All City noise standards are required to be met and maintained upon completion of construction. Grading and construction will be limited to the hours between 7:00 a.m. and 7:00 p.m. weekdays. No work will be done on weekends or national holidays.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See XI a.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See XI a

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See XI a

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See VII e.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See VII e.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: 14 new homes are proposed. The private driveways proposed could not be used to facilitate further development in the area.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: No housing will be displaced.

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|---|--------------------------------|---|------------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<i>Comment: See XII b.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection?
<i>Comment: The proposed project would have no effect upon, or result in only a minimal need for new or altered government services in fire and police protection, schools, maintenance of public facilities, including roads, and in other government services.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks?
<i>Comment: See XIII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities?
<i>Comment: No other public facilities will be significantly impacted.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIV. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
<i>Comment: The project will add to the number of people using area parks, however the increase will not be significant enough to cause deterioration of facilities.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
<i>Comment: The proposal includes the construction of group open space, however it's construction will not cause an adverse physical effect on the environment.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC -- Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
<i><u>Comment:</u> The project will not result in a substantial increase in traffic. No traffic study was required due to the small scale of the project.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
<i><u>Comment:</u> See XV a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
<i><u>Comment:</u> The project will not affect air traffic patterns.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
<i><u>Comment:</u> The proposal will not substantially increase hazards.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?
<i><u>Comment:</u> The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?
<i><u>Comment:</u> The proposal meets the requirements for parking as specified in the City's Off-Street Parking regulations.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
<i><u>Comment:</u> The project does not conflict with adopted policies supporting alternative transportation.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
<i><u>Comment:</u> The project will not exceed wastewater treatment requirements.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Comment: <i>The City's existing wastewater treatment facilities are capable of handling the wastewater generated by the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Comment: <i>The project will require the construction of facilities for storm water drainage at the perimeter of the site, however, this will not cause any significant environmental effects.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Comment: <i>The City of Hayward supplies water to the site and has sufficient water to serve the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p> <p>Comment: <i>The City of Hayward operates its own wastewater facility. This facility has the capacity to accommodate the amount of wastewater that will be generated by the project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Comment: <i>Waste Management of Alameda County will dispose the solid waste. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year 2034.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p> <p>Comment: <i>The project study area participates in the Waste Management of Alameda County recycling program. Construction and operation of the project will comply with all federal, state and local statutes and regulations related to solid waste.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

MITIGATION MONITORING PROGRAM

Zone Change PL-2004-0627
Tentative Tract Map 7583 (PL-2004-0628)
Bijan Mashaw for University Village (Applicant)
Unitrust (Owner)

26528 Hayward Boulevard

1. *AESTHETICS*

Mitigation Measure: A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: Building Inspector will ensure that lights are installed per approved plan.

2. *AGRICULTURE RESOURCES— No mitigation required*

3. *AIR QUALITY*

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation Responsibility: Applicant

Verification Responsibility: Construction Inspector

Monitoring Schedule during Plan Review: Prior to issuance of a grading permit.

Monitoring Schedule during Construction/Implementation: Construction Inspector will ensure that sprinkling is done as necessary to minimize dust.

4. *BIOLOGICAL RESOURCES— No mitigation required*

5. *CULTURAL RESOURCES— No mitigation required*

6. *GEOLOGY AND SOILS— No mitigation required*

7. *HAZARDS AND HAZARDOUS MATERIALS— No mitigation required*

8. **HYDROLOGY AND WATER QUALITY**– *No mitigation required*
9. **LAND USE & PLANNING**– *No mitigation required*
10. **MINERAL RESOURCES**– *No mitigation required*
11. **NOISE**– *No mitigation required*
12. **POPULATION & HOUSING** – *No mitigation required*
13. **PUBLIC SERVICES**– *No mitigation required*
14. **RECREATION**– *No mitigation required*
15. **TRANSPORTATION/TRAFFIC**– *No mitigation required*
16. **UTILITIES AND SERVICE SYSTEMS**– *No mitigation required*

There is a project plan being submitted for:
 10 townhouse units and
 6 homes
 at the corner of Tribune Ave. and Hayward Blvd.

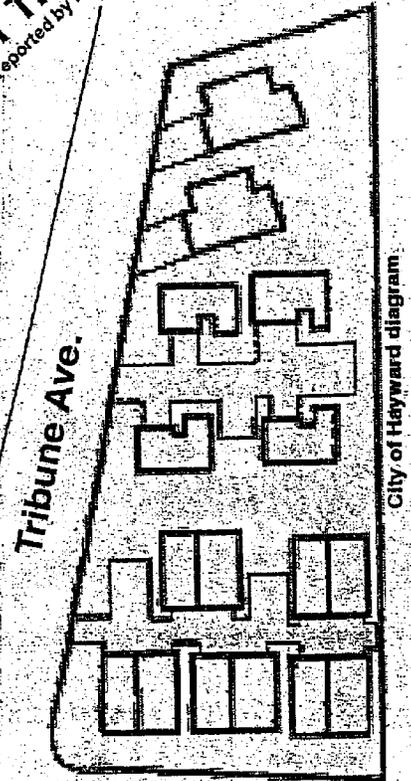
- YES: If enough neighbors say and do nothing it will be built
- NO: If you think this is too much density in our neighborhood, tell the City of Hayward:

- Attend the Preliminary Meeting:
 December 9th,
 10 AM
 Room 1C, City Hall, 777 "B" Street
- Email: Erik.Pearson@hayward-ca.gov
- Write: Erik Pearson
 Planning Division
 777 B Street
 Hayward, CA 94541

Erik: 510-583-4210
 Ref. #: PL-2004-0627 ZC
 PL-2004-0628 TTM 7583

For additional information, history and opinion on this issue please see www.ohnews.org
 If you'd like to be added to an email list for future updates on this issue and results of this first meeting, please email to: subscribe@ohnews.org

16 Units in 1.3 acre
 (as reported by Hayward GIS)



Hayward Blvd.

ERIK

Your Neighborhood! Your Voice!

Do you want:
 16 homes on 1.3 acres?
 (10 townhomes & 6 single-family houses)
 at Tribune Ave and Hayward Blvd?

What are the potential concerns?

- Density (higher than the current SB6 zoning)
- Are townhouses appropriate for our neighborhood?
- Adherence to hillside design guidelines.
- Developer experience for this size project?
- Building height (2+ stories)
- Realistic amount of Guest Parking?
- Traffic, Pedestrian safety
- Loss of Trees, Loss of Visual Space
- Grading

Plan to attend the meeting to find out more!
 ... or check out the www.OHNews.org web site!



Resident
 [redacted] Parkside Dr.
 Hayward CA 94542-1632

This postcard has been sent by volunteers donating their time and money to inform our neighbors of this important issue. It does not come from and is not associated with your elected Old Highlands Homeowners Association (OHHA) board.

ATTACHMENT G

Erik Pearson

From: David Aghaebrahim [David_Aghaebrahim@pmc-sierra.com]
Sent: Thursday, March 03, 2005 11:06 AM
To: Erik Pearson
Subject: Support for the proposed Development on Hayward Boulevard/Tribune,

I am writing this letter to support the development which is located at the corner of Hayward Boulevard and Tribune.

The developer has tried to create a good set of housing, this is appreciated. If the neighbors on Tribune want expensive houses, then where should be the medium priced houses? This proposal has tried to have a mixture of both. It proposes larger houses up on Tribune and townhouses on Hayward Boulevard, and single houses in the middle. What else can be better than this?

This development has lots of open space and the density is less than other comparable ones in the area.

It is normal that some neighbors oppose a new development. But, this development has tried to make everybody happy.

Thanks

David Aghaebrahim

FREE emotion icons for your Email - [CLICK HERE](#)



Erik Pearson

From: Joy Bhadury [jbhadury@csu Hayward.edu]
Sent: Tuesday, February 22, 2005 11:34 AM
To: Erik Pearson
Subject: Support For Highland Villas

Dear Mr. Pearson:

Hi. I am Dr. Joy bhadury, Chair, Department of Management and Finance at Hayward (now CSU-East Bay). I am writing this email in support of the construction of the Highland Villas at the corner of Tribune and Hayward Blvd. As a department Chair who has had to recruit many new faculty to my department, I am acutely aware of the shortage of affordable housing within close proximity to our university. Housing units such as the one being proposed would be an immense help. I have looked at the proposed plan and find it to be ideally suited for new faculty who typically need smaller, starter units.

If you need any more information, please do not hesitate to contact me.

Best Regards.
J. bhadury

--

Joyendu "Joy" Bhadury, Ph.D.
Professor and Chair
Department of Management and Finance
School of Business and Economics
California State University - Hayward
Hayward, California 94542

Office: Music and Business Bldng; Rm 2589

Tel: (510) 885-3307

Fax: (510) 885-4796
(510) 885-4353 (students should send fax only to this number)

Email: jbhadury@csu Hayward.edu

RECEIVED

FEB 17 2005

Al Gressel
26200 Parkside Dr.
Hayward, CA 94542

PLANNING DIVISION

TO:

City Of Hayward
777 B Street
Hayward, CA 94541

February 1, 2005

In care of Erik Pearson
Hayward Planning Department

Re: A short note regarding the support for Highland Villas project
located on Hayward Boulevard and Tribune.

I am a retired general building contractor, I did mostly commercial work as well as a string of houses. I have lived in the Highland Area for more than 20 years. As a concerned citizen and neighbor, I have been watching the proposed project Highland Villas.

The proposed development has a good balance of houses, the mixture is very unique, or shall I say outstanding of what I have seen before. The larger houses would fit right in at the hillside so do the medium units - - - placed in the middle and smaller units placed along Hayward Boulevard.

In response to some of the questions and concerns, well it certainly will look better then the units across Hayward Boulevard (apartments) or one block up on Hayward Boulevard on the same side of the apartments.

We all want to live in a nice neighborhood, but that means you can not shut out everybody else because you live here. This would be and is the wrong attitude that I hear many times. So what can I say, we are all here and we have to live together.

Thank you
Al Gressel

Al Gressel

Erik Pearson

From: Natalie Forrest/Doug Sprague [doughnata@pacbell.net]
Sent: Tuesday, December 21, 2004 9:39 AM
To: Erik Pearson
Subject: Tribune Ave Project

Dear Erik

I am sorry to miss the preliminary hearing on the plan for Tribune Ave and Hayward Blvd.

I wanted to let you know that I object to the plan because of the four entrances on Tribune. This will be way to much traffic congestion on Tribune, a main exit for our neighborhood. Please ask Bejan to plan his exits on Hayward.

I am no longer on the OHHA Board so this represents one man's view.

Hope all is well with you

Doug Sprague
26285 Parkside Drive

Erik Pearson

From: Bruce Barrett [bruce@earthreflections.com]
Sent: Thursday, December 09, 2004 6:17 PM
To: Andrew Gaber; Erik Pearson
Subject: Citation of the 5/7/9 units for the Mashaw lot

Dear Erik Pearson and Andrew Gaber,

Re: PL-2004-0627 ZC & PL-2004-0628 TTM 7583
Tribune & Hayward lot with a proposed (bad) plan for 16 units.

There was some question this morning as to where I got the sheet from the City of Hayward that stated that the minimum and average number of units for this lot should be 5 and 7, respectively.

Here is the URL for the City of Hayward General Plan, Appendix-E:
<http://www.ci.hayward.ca.us/about/generalplan/xAppendix-E.pdf>

Title of Appendix:

Appendix E
Vacant and Underutilized Parcels by Planned Land Use

Title of section (page 2):

Appendix E-2: Land Zoned to Allow Residential Development
that Could be Redeveloped by Planned Land Use

The map on page 16 shows that V-35 is the lot in question.

Please see page 2 which states:

ID #	Neighborhood	Zoning	ACs	Net ACs	Min	Avg	Max
V-35	Hayward Highlands	RSB6	1.30	1.04	4	7	7

This document is apparently newer than the one I had, and presented, but the data is essentially the same. (The new maximum value is 7 rather than of the older value I had at 9.)

So, the general plan says 5 to 7 units on this lot. A greater number of units (16) is in direct opposition to the written, approved, published City of Hayward General Plan. Any action other than rejecting this (bad) plan would conflict with the General Plan.

After reviewing and considering this correspondence please include it in the packet going to the Planning Commission (if this issue ever makes it to the Planning Commission.)

Thank you for your interest and cooperation, and kind regards,

Bruce Barrett
2675 Hillcrest Ave.
Hayward, Ca 94542

Long Time resident
Task force member.
Past CHHA Board member and chairman

From: "Michael Hughes" <HughesMichael@dublin.k12.ca.us>
To: <Erick.Pearson@hayward-ca.gov>
Date: 12/7/04 11:10:44 AM
Subject: PL-2004-0628 TTM 7583

RECEIVED

DEC 13 2004

PLANNING DIVISION

Hello Mr. Pearson,
I am a long time resident of Tribune Ave. (1971) And I have been involved in many of the multitude of community based plans for the repair and upgrading of Tribune Ave.

I understand zoning. I'm also aware of the relatively recent change in residential zoning in the Highlands to require 10,000 sq. ft. lots for single family homes. And I realize that the lot in question is not zoned single family residential.

I also have some understanding of the concept of, the intent of the law vs. the letter of the law.

I believe that as long as the plans for said lot require egress and ingress from Tribune Ave. the purposed density is very excessive and not in keeping with the residential community. It will be a blight on the community.

It is not the fault of the residential home owners that access to and from said lot is problematic from Hayward Blvd. Another property nearby was recently developed utilizing Access from Hayward Blvd.

As you know the lot in question extends a long ways up Tribune Blvd. It is bordered by several single family homes, which are examples of a single family neighborhood. The plan in question ignores the existing neighborhood. It will also necessitate the death of several heritage trees. The root zone of the monumental trees will be compromised by excavation, paving, and grading. Properly utilized these trees would enhance the value of new homes, as they currently enhance the value of the existing neighborhood.

The suggested density is not in keeping with the neighborhood. This purposed density is reflected in the number of residents and also the number of cars associated with each residence. Oh yes, there is no parking on Tribune Ave. What is the requirement for parking spaces on a single family residential lot? Where is the, and how much, parking is on this purposed plan?

What about the drainage, spring, on the lot? Maybe, with proper engineering, homes and lots can be constructed while dealing with the marsh, (check the flora associated with wet lands). But what will feed and water the heritage trees?
I believe developers are responsible for the consequences of changing surface water flow on a project. Is killing a heritage tree a capital offense or just not necessary?

Obviously I am not in favor of the purposed development. And obviously I do not have the expertise to offer competent arguments, but I'm willing to learn. I teach at a public school, consequently I can not attend the 12/9 meeting. I would appreciate information from this meeting, notes, recommendations, opinions, etc.

I can be reached at 510 733 0659 and/or 2933 Tribune Ave. Hayward, Ca.
94542

Respectfully, Mike Hughes

12/06/04

To: ERIK PEARSON - City of Hayward Planning Div.

Subject: Ref. # PL-2004-0627 ZC

PL-2004-0628 TTM 7583
Corner of Tribune Ave. + Hayward Blvd.

THE DENSITY (as shown
to be built) far exceeds any reasonable
and realistic density. This property
has serious negatives as follows:

- 1) Many Natural Springs.
- 2) SERIOUS DRAINAGE PROBLEMS.
- 3) TRIBUNE AVE, WHICH IS NOT a real
street, but an "OLD DIRT ROAD!!"
- 4) HAYWARD BLVD is a very busy thoroughfare

The PROPOSAL presently
is not functional & ^{not} practical for
the conditions above and the
potential traffic problems.

We suggest a "PLAN"
to build four (4) very nice HOMES*
on this property. Please consider.

Dean W. Fisher, 26598 CALL AVE., Hayward 9454

* Single Family Residences

Erik Pearson

From: Sherman Lewis [slewis@csuhayward.edu]
Sent: Thursday, December 02, 2004 1:52 PM
To: Erik Pearson
Cc: subscribe@OHnews.org; Bijan Mashaw; George Dimic
Subject: Housing project at Hayward Bl. and Tribune

In general, I support the currently proposed project.

According to OH News, it has a density of 4300 sqft/unit, just below single family. In fact, I support medium density (2500 sqft/unit) along Hayward Bl., which was part of the original agreement for the street assessment district.

The project would provide more housing, some affordable housing, and possibly more campus-serving housing. The project increases business at our local shopping center, helps get density to support for transit, and may save open space and reduce travel distances compared to other locations. While not quite smart growth, it is at least infill.

The project also has singles on the upper side, allowing a good interface with the singles next to it.

The building is kept off the high point on the inner corner of the property, reducing grading impacts.

The townhouses fronting on Hayward Bl. are less dense than other projects along the street. Two stories are consistent with the single family nature of the main neighborhood and lower than other projects on Hayward Bl.

Access on Tribune minimizes friction on the major arterial and keeps it away from the intersection. The traffic impacts are minor and both Tribune and Hayward Bl have excess capacity.

The project will hopefully get rid of the eucalyptus trees, an introduced species posing a danger from fire and falling limbs which also preempts native species.

I hope the city will require the project to

- accommodate an intermittent water flow by designing a natural surface flow and natural vegetation with some wet-season ponding between the singles and the townhouses.
- plant native trees like sycamores, laurel, live oak, and redwoods to replace the eucs.
- require completion of frontage street and drainage improvements independent of any pending assessment district.
- require some safe pedestrian way on one side of Tribune.
- make sure sight distance for exiting vehicles provide a clear view both ways on Tribune.
- have about 4 parking spaces per unit, including stacked spaces, due to lack of street parking on Tribune.

--
Sherman Lewis
510-538-3692; slewis@csuhayward.edu
2787 Hillcrest Ave., Hayward CA 94542

Erik Pearson

From: Sherman Lewis [slewis@csuhayward.edu]
Sent: Friday, December 03, 2004 9:19 AM
To: Erik Pearson
Cc: subscribe@OHnews.org; Bijan Mashaw; George Dimic
Subject: Housing project- density error

In previous email I said "According to OH News, it has a density of 4300 sqft/unit."

I goofed. 1.3 acres is 56,628 sqft, divided by 16 is 3,540 sqft/unit, which is in-between single and medium density, which makes sense as the project is a mix of singles and townhouses.

--

Sherman Lewis
510-538-3692; slewis@csuhayward.edu
2787 Hillcrest Ave., Hayward CA 94542

Erik Pearson

From: JoyNRalph@aol.com

Sent: Sunday, November 28, 2004 5:25 PM

To: Erik Pearson

Subject: Zoning change at Tribune and Hayward Blvd.

I am unable to attend the meeting re the zoning change at Tribune and Hayward Blvd. We would like to offer our objections to the project plan as presented as it is entirely too dense for 1.3 acres, the townhouses will obstruct the hillside views, and the traffic exiting Tribune will be too much for our community.
Ralph and Joy Sanderson, 26212 Parkside Dr.

11/29/2004

Erik Pearson

From: Meena Anderson [meena.anderson@safeway.com]
Sent: Friday, November 26, 2004 6:24 PM
To: Erik Pearson
Subject: RE: PL 2004-0627 Zc



Card for Meena
Anderson (361 B...

Erik,

I live on Tribune Ave. and I Strongly OPPOSE the development on the parcel located on the corner of Tribune and Hayward Blvd. Single family homes are being built on Hayward Blvd and Call Ave, please don't allow an irrational individual to ruin our neighborhood. We have lived here for 15 years and we cherish the area. Thanks.

Meena

"MMS <safeway.com>" made the following annotations.

Warning:

All e-mail sent to this address will be received by the Safeway corporate e-mail system, and is subject to archival and review by someone other than the recipient. This e-mail may contain information proprietary to Safeway and is intended only for the use of the intended recipient(s). If the reader of this message is not the intended recipient(s), you are notified that you have received this message in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately.

=====

Erik Pearson

From: Kathy [Kathy.Switzer@comcast.net]
Sent: Wednesday, November 24, 2004 8:38 PM
To: Erik Pearson
Subject: Ref#PL-2004-0627 ZC

Hello Erik,

I received your postcard regarding the projected townhomes and homes on Tribune and Hayward Blvd. Myself and my husband, Brad would like to state that we think it definitely would be to many homes on such a little amount of land. Sorry.

Thank you for asking our opinion. I greatly appreciate it.

Kathy

11/29/2004

Erik Pearson

From: ALCOJUNKYARDDOG@aol.com
Sent: Monday, November 15, 2004 1:36 PM
To: Erik Pearson
Subject: property on Tribune/Hayward Blvd.

as a past OHHA Board member, we visited a multi-home idea on this property several years ago....the lots are small and have underground water seeping through...as a resident of Call Ave, I do not support this density for this area.....maybe six single houses, but certainly not a project of them.....tooo much traffic as it is.

Erik Pearson

From: Mark Lowman [mjameslowman@msn.com]
Sent: Monday, November 15, 2004 10:21 PM
To: Andrew Gaber
Cc: Erik Pearson; Jesus Armas
Subject: Proposed Development at 26528 Hayward Blvd.

Mr. Gaber,

I want to go on record as being opposed to the zone change proposal at the above cited address. The proposed plan calls for a mix of high density and single family housing on property that is most appropriate to single family dwellings only in keeping with the construction in the rest of the neighborhood. In addition, the proposal calls for entry to and exit from the development to be on Tribune Avenue, which is in such a poor state of repair as to be unable to handle the existing neighborhood traffic as Mr. Armas can verify. Not to mention that the increased traffic on Tribune would pose an additional risk to the school children who use Tribune Avenue as a walkway to the bus stop on the corner of Hayward Blvd. and Tribune.

A more appropriate development would be for all single family dwellings with entry and exit on Hayward Blvd.

Mark Lowman
2630 Home Ave.
Hayward, CA 94545

Erik Pearson

From: Valerie Caveglia [vcaveglia@mail.fremont.k12.ca.us]
Sent: Monday, December 06, 2004 7:11 PM
To: Erik Pearson
Subject: PL-2004-0627 ZC PL-2004-0628 TTM 7583

Dear Erik,

I am writing regarding my concerns about the proposed development at the end of Tribune Ave.

My greatest concern is that the Old Highlands neighborhood is single family, and the ten townhouse units that will spill onto Tribune Ave., therefore becoming part of our neighborhood, are inappropriate for the neighborhood. I'm sure there are zoning issues at question here.

Hayward Blvd. is, I believe, medium density in that area, but Tribune Ave. is NOT. Tribune is one of the artery streets of the Old Highlands. I hope you are able to see the conflict there.

Now, of course, if the townhomes had egress onto Hayward Blvd., there would be no issue, except for my next concern, which is DENSITY. 16 units in 1.3 acres is 10 more than should be built there. The other lots in the neighborhood are zoned at 6000 or 10,000 sq. ft. Part of this lot is a steep hill. Logically, the hill is going to have to be eliminated in order in fit in all the homes.

My last concern is the disregard of the Hillside Design guidelines by this project. The proposed height of the homes seem like they are a story higher than they should be to fit into the guidelines. Yes, I know they are GUIDELINES, but a lot of time, effort, and thought went into their development, so that the Hayward Hills wouldn't end up looking like Daly City.

I do hope that the City Staff does not just rubber stamp this project without the proper public hearing.

Thank you for your attention.

Valerie Caveglia

Erik Pearson

From: George Dimic [gdimic@accoes.com]
Sent: Tuesday, December 07, 2004 6:37 AM
To: bmashaw@csuhayward.edu; Erik Pearson
Subject: Housing Development at Tribune and Hayward

Hi Erik,

The intent of this email is to express my support for the proposed PD at Tribune and Hayward Blvd.

I find that walking/driving along Hayward Boulevard from Campus Drive towards upper Highland presents a pleasant medium density offering with apartment buildings, condominiums, a stretch of land slated for development, proposed PD, some new housing units and a large apartment complex on the North side. The South side of Hayward Blvd offers CSUH, condominiums, a shopping (strip mall) center and additional apartments. Visually, the proposed PD fits quite nicely with the existing developments along Hayward Blvd. Once the PD turns up Tribune, I find a nice transition to a lower density housing and finally it transitions to 2 large Single Family residences. This gradual density transition within the proposed PD will fit nicely within the neighborhood and will provide a desirable infill for low, medium and higher priced homes.

To be sure, there are concerns and perhaps additional work by the developer:

1. Eucalyptus trees MUST go - These disgusting trees are a real nuisance and danger to the neighborhood. Every storm is a poignant reminder just how filthy these trees are, clogging the storm drains, endangering the pedestrians with broken/falling branches and ever present danger of the whole tree toppling over as one did in 1981.
2. The sidewalk/curb concern - I for one, would like to be able to walk or run along Hayward Blvd and have a safe sidewalk to do so on. I am in favor of a traditional vertical curb/gutter along Hayward Blvd. in front of this PD, and curving around Tribune mimicking what is on the other side of Tribune.
3. Visual transition - I'd like to see some elevated planter boxes along the lower part of this PD with nice, tall, fast growing (native plants - not euces), offering a natural screen for the higher density condos.
4. Driveways - I like the fact that the proposed PD does not exit onto Hayward Blvd. (35MPH speed limit) and instead exits onto Tribune (15MPH speed limit). This to me is a safer choice. I'd like to be sure that the distance of the first driveway up Tribune is far enough from Hayward Blvd to meet Traffic Safety Standards.
5. Drainage - much has been said in the past about drainage/runoff within the proposed PD. I believe that the Developer and the City Engineering staff have sufficient expertise to address the issue for a functional, reliable and long term solution for the perspective new buyers and any potential neighborhood impact.
6. Sidewalk/curbs along Tribune - the entire length of the proposed PD along Tribune should have a rolling curb and level sidewalk made of crushed and compacted rock (not paved) in anticipation of what the future neighborhood streets improvement will look like.
7. Retaining walls - I like the fact that the proposed PD does not rely on massive excavating and retaining walls that would no doubt be required had the planned PD gone for higher density (more than 16 homes). Please work with the developer to retain as much of the natural slope as is practical.

I'll be happy to elaborate on these and other issues at this Thursday's planning meeting.
Regards, George

George Dimic, PE

Erik Pearson

From: George Dimic [gdimic@accoes.com]
Sent: Monday, December 27, 2004 11:09 AM
To: brrway@aol.com; CatBalloue22@aol.com; HSteelman@aol.com; SAVillaN1@aol.com; grandviewrealty@comcast.net; DaKruser@pacbell.net; captainkait@yahoo.com; Jahmes45@yahoo.com; Raveensingh@yahoo.com
Cc: bmashaw@csuhayward.edu
Subject: Tribune/Hayward development

Happy Holidays to All!

Lot of us attended 12.9.04 Planning presentation regarding the proposed PD at Tribune/Hayward. The discussions were lively but quite orderly, and I believe everyone had a chance to voice their opinion(s) primarily for the developer to address and at the same time for the Planners to get the 'flavor' of what is at stake.

Some important items were accomplished:

1. The entire neighborhood was notified via Webmaster's email broadcast to attend the meeting and express their views. Lots of people did in fact attend.
2. As expected the neighborhood is not unanimously supporting or objecting the development, but is addressing various issues ranging from Density, Parking, Vegetation, Traffic Safety, Zoning, Effect on Surrounding Property Values, provisions for Infrastructure Services (mail, garbage, fire, police), all the way to personal preferences. It is my belief that as the neighborhood representatives, the OHHA Board has facilitated an open forum for the exchange of ideas. It is largely now the Planning Department's task to review the merit of the proposed development and integrate it within Hayward Highland Neighborhood Plan -1998, evaluating the opinions expressed by the attendees of the 12.9.04 presentation.
3. The 2005 Board will surely deal with this development during the course of their reign, but I am of the opinion that, emotions aside, the project is systematically moving forward, as it gets further refined and addresses some of the more pressing issues.

I'd be happy to send a summary email to Erik/Andrew before the end of the year, or leave it up to 2005 BOARD to do so. Please let me have your thoughts ASAP. Regards, George

George Dimic, PE
ACCO
Ph. 510.346.4399
Fx. 510.347.1317
email: gdimic@accoes.com

Erik Pearson

From: Beatrice Pressley [beapressley@mac.com]
Sent: Tuesday, December 07, 2004 9:25 PM
To: Erik Pearson

Dear Mr. Pearson

I am a resident of Old Highlands and will attend the Thursday meeting. I am concerned about parking for the proposed project at Tribune and Hayward Blvd because of the limited parking. With too little parking, people will park on Hayward Blvd and Tribune Ave. It doesn't matter if there are "no parking" signs. People ignore them and the police have too much to do to come up here to ticket illegally parked cars. And, since they don't do it now, why would they do it in the future. So, then it is a safety issue--remember the Oakland fire. If the trucks cannot get through then the residents are doomed. Our last fire chief said that it is not 'if we have a fire but when we have a fire.'

I have told Bijan I will not support the project with such limited parking. The proposal for so many houses on such a limited property puts all of us in jeopardy.

Beatrice Pressley □ 2898 Hillcrest Ave

Erik Pearson

From: sgonz50@comcast.net
Sent: Wednesday, December 08, 2004 11:26 AM
To: Erik Pearson; Andrew Gaber
Subject: Proposed Development on Tribune

Dear City Officials:

I am opposed to the proposed re-zoning to permit the proposed development that would put 16 housing units on the corner of Tribune Avenue and Hayward Blvd. I think this proposed plan is inappropriate for the following reasons:

- The density of this project is too high (12.3 houses / acre). It needs to be cut in half to make it viable. Please do not permit the rezoning
- It would finish ruining the neighborhood character of the Old Hayward Highlands.
- Tribune Avenue already has its problems with traffic and parking. Even though parking on the street is prohibited, people park on the street all the time with no enforcement. Even with necessary parking (tree service, construction trucks, PG&E trucks) Tribune becomes a hazard almost daily. Just think of what would happen if you put 16 more units here.

This proposed plan does not match the goals of Planned Development. We need to have a plan and stick to it if we are to have a quality neighborhood.

- The proposed plan does not have enough guest parking for this dense of a project. There is no legal parking on Tribune or Hayward Blvd.

Questions:

1. Will these buildings be limited to two-story dwellings?
2. What about appropriate grading that will not imperil existing homes?
3. What about the trees? What trees need to be cut down and what will they be replaced with?
4. How will this development fit into the current negotiations with the city for street improvements in the Old Hayward Highlands?

I cannot attend the meeting because I cannot get off of work. Please do not approve this rezoning that will ruin our neighborhood and our city.

Sarah Gonzales
2910 Hillcrest Ave.
Hayward 94542

--

Sarah Gonzales
Assistant Professor
sgonz50@comcast.net



September 14, 2005

Dear Planning Commissioners:

The Property on the corner of Hayward Boulevard and Tribune Avenue was acquired for its proximity to the University for a multi-unit development. An initial multi-unit proposal that included a preschool was not well received by neighbors and the application was withdrawn in 2002. The neighbors were surveyed, and OHHA (Old Highlands Homeowners Association) was consulted. Then many different plans were studied and considered. Since the neighbors indicated that they would like single-family housing per SB6, one of the alternative proposals was for single housing, minimum 6000 sq ft/unit. When the plans were prepared and submitted to the City for review, the City brought to our attention that the General Plan for the area calls for Medium Density and that lot sizes of 6000 sq. ft. would not be consistent with the General Plan. Medium Density would allow for up to 23 units (17.4/acre) on this lot, our plans called for 8 houses per SB6 (it could be up to 9 Units in this parcel.)

After much consideration, we decided on a compromise. The current proposed plan for your consideration has two single units, up on Tribune, which is of upscale housing. Each of these units has more than 3000 square foot of living space, which would be considered high-scale housing. This alone should increase property value in the surrounding area.

The proposal also calls for six single-family houses of medium size, with individual lot and ownership located in the middle section of the planned development. Each of these units has more than 2000 square foot of living space, four units with their own "court" and driveways, the other two sharing the driveway with the units along Hayward Boulevard. Finally the proposal contains five detached, single-family units having a living space of approximately 1,800 SF on Hayward Boulevard and one near the property line. Considering the unique style and design of these units, and the fact that the houses across the street from these units are of condos and apartments, these houses will add value and attractiveness to the surrounding area.

In brief, as a compromise between high-scale housing and the medium size and density, we are proposing to divide the 1.3 acres lot to build 2 single large houses, and 12 medium-size houses with their own individual lots. Three quality model homes, the sizes as well as the variety of design has achieved the best site design possible and creates a transition between the larger homes, along Tribune, and medium density housing along Hayward Boulevard - to blend with the community.

The original proposal contained 18 units, but with the neighborhood and OHHA consultation, we reduced the number of units to 16. The application was submitted with 16 units in October 2004. After careful review of the Planning Department and neighborhood meeting, two more units were dropped, and major modifications were made in order to:

- a. Create more open space, less density (neighborhood consideration).
- b. Create more parking spaces, centrally located at different locations, on-site.
- c. Create more of standard-size parking (versus compact).
- d. Rotate, modified design to make the view of the houses more attractive, particularly the view from Tribune.
- e. Make the streets wider, and larger planters in front of the garages.
- f. Make the width of the buildings and the garages wider to allow for recycling cans, and storage.

The Medium Density Residential (MDR) allows 17.4 units per acre, or 22.6 units for the entire parcel whereas this development proposes 10.7 units per acres, a total of 14 units. The total coverage for the entire development is composed of paved areas and Private Driveways and footprint areas for structures. The percentage of covered area by structure is approximately 14,234 Square foot (25% of the 1.3 acres), and the percentage coverage for paved area is 11,502 (20%). In average, 46% is covered by structures and paving and 54% is open green space.

A Note about Zoning

All the properties along Hayward Boulevard were zoned High-Density. On February 24, 1998, the City Council adopted the Hayward Highlands Neighborhood Task Force's recommendation that the zoning be changed to Medium Density. In the interim, the council set the zoning as SB6, and indicated that the City encourages applications to be processed for Medium Density through PD (Planned Development). This recommendation was directly based on the Hayward Highlands Neighborhood Task Force. According to SB6, there could be up to 9 units, and according to the medium density zoning, there could be up to 23 units (8.7-17.4 units per acre) on this property. The application for zone change for this development is for Med-Density to meet the General Plan guidelines of the PD. The other planned developments in this neighborhood are:

1. Ridge View with 32 units; all the 32 units are in an approximately 2 acres (16 units per acre); there is another acre of land attached to it that is not usable because of its high slope to the Canyon
2. Parkside Village with 18 units in approximately 1.1 acre (16 units per acre); there is another acre of land attached to it that is not usable due to its slope to the Canyon.
3. Hayward Common with 14 units in approximately one acre, which was approved in 2004 and now is under construction.

The following are excerpts from the Hayward Highlands Neighborhood Plan as adopted by the City of Hayward on February 24, 1998.

The general plan is a policy guide for future decisions.

Policy 1 Retain single-family character of Hayward Highland, encouraged owner occupied housing.

Strategy 1.1a Reduce the density (of the property along the Hayward boulevard) from high density (17.4-34.8 units per acre) to medium density (8.7-17 units per acre). In order to achieve the best site design possible, encourage that the applications to be processed through the PD

Notes on Drainage and Civil Engineering work

There is some grading to be done at the site, the current plan has attempted to minimize grading. There are also some surface and sub surface water problems at the site. The group of engineers, currently working on this project, consist of soil engineers, landscape architect, drainage experts, and civil engineers who have many years of experience in land development. We will comply with all the ordinances and standards of the City of Hayward (and Alameda County) and particularly for Clean Water Program.

Trees

There are approximately 18 small to medium size Eucalyptus trees along Tribune. The City's Hillside Design and Urban/Wildland Interface Guidelines classifies the Eucalyptus trees as Highly Flammable Plants. The project proposes to replace all of the Eucalyptus trees with high quality native trees. The City's Landscape Architect recommends replacing the trees along Hayward Boulevard with high quality native trees 36" boxed sizes.

The Neighbors and OHHA's Support

In developing the land, the feedback from the neighborhood was very important. The initial proposal, which included a preschool, was withdrawn in 2002 because the neighborhood did not like it. After that, a survey was distributed to the neighborhood for comments and suggestions. The neighborhood Homeowners Association -- OHHA -- was also consulted. In 2002, when OHHA was asked what type of housing they would support, the board indicated that they would support several types, including the Condos or multiples. (Please see the enclosed explanation.)

The feedback from the neighbors, the zoning and density, the City's recommendations, and OHHA's recommendations were all considered in designing and developing the current plan. The survey and neighborhood meetings indicate that the neighbors are concerned about:

- Density/Zoning
- Values and the value of the surrounding houses
- Quality of houses and functionality
- Parking
- Safety
- Landscaping

Throughout the planning, we have been, and still are, concerned about these issues and have been trying to accommodate the neighbors concerns. Again, considering the neighbors, we dropped four units to reduce density and improve the parking availability. Now, the area covered by structures is only 25% (the City allows up to 40% coverage), and 75% of the 1.3 acre is open. The amount of green area used for landscape or open space area is approximately 30,190 Square Feet, which is -- 54% of the 1.3 acres. The general parking ratio for the entire development is 3.9 per unit.

Please find the Information at:

www.HighlandVillas.info

Sincerely,

Bijan Mashaw

For Highland Villas

Bijan Mashaw

Enclosures:

**The survey of the Neighborhood
OHHA's comment, Newsletter and letter
Neighbors Concern and Questions
The Proposal Summary -- the Highland Villas in a Glance
Alternative designs since 2001**



September 2005

Neighborhood and OHHA's Support

Through the planning process, the neighbors were asked about their feedback regarding what kind of development they would like to see in 2002-2003. A survey was also distributed to about 200 neighbors, regarding this issue. The Old Highland Home Owners Association (OHHA) was also consulted regarding the type of development they would support.

When OHHA was asked directly of what type of housing they would support, the board members wrote a letter on April 30, 2002, and indicated "The following sorts of development on your lot could be acceptable to us." The letter that was drafted by Bruce Barrett and Joy Rowan, recommended three types:

- Plan A: Five Single family homes, with entry either from Tribune Ave. or from Hayward Blvd.
- Plan B: A co-housing development, with entry either from Tribune Ave. or from Hayward Blvd.
- Plan C: **Condos or multiples** (perhaps in combination with single family homes)

They also indicated that "We hope these ideas are helpful as you plan your property development." The OHHA's comment regarding the Plan C were seemed logical, except that the Condo style would not fit the characteristics of the neighborhood because it may give the appearance of an apartment complex. The other OHHA's recommendations deserved some considerations. However, it was not considered because

- 1) Five Single units were not utilizing the zoning and the land efficiently because of the unique shape, its irregularity, contour, characteristics and location. It would not only waste some valuable land, but also there would be some other problems such as lots of hardcover area, and run-off problems. Furthermore, when a single-family housing plan was submitted to the city for review, the City indicated that the General Plan calls for Medium Density and that lot sizes of 6000 sq. ft. would not be consistent with the General Plan.
- 2) A co-housing development requires special clientele and neighborhood. A multi-unit complex, in which there would be a common area for dining, entertainment, socialization would not fit the characteristics of this neighborhood, and majority of neighbors have objections to this kind of development.

The feedback from the neighbors, the zoning and density, the City's recommendations, and OHHA's recommendations were all considered in designing and developing the new plan. The new plan that consisted of large single units in the upper part of Tribune, single units in the middle, and multi-units along Hayward Boulevard seemed logical as a way to consider all the interested group and appeared that it was a good plan to go forward with and OHHA would strongly support it. This plan was reviewed by OHHA in May 2004. The OHHA's comment was:

"as long as the visual impact of the development was blended into the neighborhood character, the proposal seemed acceptable." And that if the details are presented and that "encompassing the recommendation made, a favorable review will be issued." (The documents and OHHA's Newsletter is enclosed.)

Later on, OHHA informed that the neighbors were concerned about the 1) Wetland, and 2) parking. The document showing the resolution of wetland was sent to OHHA, and the issue about parking was responded by the following statement:

We acknowledge that the parking is an issue, particularly considering that there is no-parking allowed on Tribune. But, this is not a unique problem for this development. The guideline for medium density indicate that there should be 2.1 car parking per units. Currently, the plan proposes 10 additional parking spaces for 14 units in the medium density area, in addition to 2 covered parking per unit (a total of 38 parking spaces for 14 units). Including the driveway parking (an additional 8 parking) then the ratio is better than average.

When the formal plan was submitted to OHHA, the support letter to the City on December 10, 2004 indicated that the Board felt that the proposed development requires neighborhood input and will solicit it for a summary. After the December 9th meeting, the OHHA's chair wrote to the city indicated that the developer is willing to work through some of the concern.

In January 2005, responding to the concern, we dropped units, made more parking space available, and reduced the density, and took care of other concerns as much as possible. The plan started with 18 units, and limited parking spaces. Now the current plan contains 14 units, with a density of 10.7 units per acre. The area covered by structures is only 25% and the amount of green area used for landscape or open space area is approximately 30,190 Square Feet, which is -- 54% of the 1.3 acres.

Please see the response to the Concern and Questions



The OHHA ECHO

Your Neighborhood Newsletter

The Newsletter of the Old Highlands Homeowner's Association • Established 1974 • 2004 Issue 1 • May 2004

OHHA Road and Drainage Analysis

- OHHA Streets Committee established Fall 2002 at the OHHA General Meeting. Leader is Joy Rowan. Members are Lodema Epperson, Jerry Kruse, Marikay Lindstrom, Becky Ridgeway, Harry Steelman, and Laura Swan.
- 2003 activities include: cleaning & maintaining existing storm drains & trenches, and working with the City Manager, Jesus Armas, for City participation in our drainage and street maintenance conditions.
- City budget approves \$50,000 for preliminary studies to be conducted in the OHHA area. RFP distributed and the consultant bid is awarded to McGill Martin Self, Inc.
- April 2004, MMS Inc representatives (Michael McGill- President and Robert Briggs- Project Manager) meet with OHHA Streets Committee and City representatives, Jesus Armas and Andrew Gaber.
- May 7 & 8- Michael McGill, Robert Briggs, Andrew Gaber along with members of the OHHA Streets Committee walk all of the OHHA streets to review conditions, take pictures, talk with OHHA residents along the route, and to get a hands-on feel for the neighborhood and it's diversity.

What are the next steps...

The MMS consulting firm will collect all of the information gathered during the on-site walks, and along with previous documentation regarding the OHHA streets, will develop a draft preliminary plan. The plan will not be a detailed implementation plan but will offer a variety of drainage and street solutions along with various funding options.

- The draft plan will be presented to the Streets Committee and Board of Directors in June and then will be presented to all OHHA residents at a community meeting- July date, time and location to be announced in June.

OHHA Treasurer's Report May 4, 2004

Balance 2003 EOY	\$3,172.92 (Bank Account)
Income 2004 YTD	\$200.00 (ten 2004 dues)
Expenses 2004 YTD	\$135.15 (labels, stamps)
Balance 2004 YTD	\$3,237.77 (Bank Account)
Petty Cash	\$15.45
2004 Total Funds	\$3,253.22

..... Becky Ridgeway

Planning and Development

It is customary and a good practice for any developer to present his/her plans for the proposed new development(s) in OHHA to the Board. The intent is to review the proposed development, offer constructive criticism, make people aware of the pertinent issues and work closely with the Planning Department to ensure the subject plans fit into our neighborhood. Somewhere along the planning approval stage in the City, the Planning Department will ask the developer to solicit and obtain OHHA Board approval. Therefore it is prudent that this approval be obtained early on in the planning process thereby alleviating the potential for substantial modifications and/or redesign.

Along these lines, two(2) plans were reviewed by the 2004 Board to date:

1. Rudy Ortiz presented preliminary plans for a Single Family home to be constructed at 26472 Parkside Drive. The plans reviewed were essentially the same plans that were developed in 1981 but the construction did not proceed for personal reasons. In general, the plans presented followed Hillside Development Guidelines and were felt to fit within the neighborhood guidelines. A favorable review summary will be emailed to Dianne Anderly at the City Planning Department.

2. Bijan Mashaw presented a proposal for the development of fifteen(15) units at the South/East corner of Tribune and Hayward Boulevard. Although the plans are preliminary in nature and have not been submitted to the City, they show a scaled down version of the previous plans for the same 1.3 acre parcel. This version shows two (2) Single Family homes on the upper portion of the parcel, with individual driveways exiting onto Tribune, a cluster of four(4) Planned Development units on the middle portion of the parcel, with a shared driveway exiting onto Tribune, and a cluster of nine(9) Planned Development units on the lower portion of the parcel, with a shared driveway exiting onto Tribune. There were no elevations presented or architectural features, but the Board felt that as long as the visual impact of the development was 'blended' into the neighborhood character (side garages, nice siding, stepped construction and generous vegetation notably on Tribune side), the proposal seemed acceptable.

If and when the plans are developed further and presented to the Board in greater detail encompassing the recommendation made, a favorable review will be issued.

... George Dimic

Yes! I support the efforts of the Old Highlands Homeowners Association to preserve and enhance my neighborhood by watching City Hall and monitoring neighborhood issues.

Enclosed is my \$20 contribution, payable to OHHA. (Send to 26585 Parkside Drive, Hayward, CA 94542)

Name: _____ Phone: _____

Address: _____ Email: _____ @ _____



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George Dimin presented a proposal for the development of fifteen(15) units at the South/East corner of Tribune and Hayward Boulevard. Although the plans are preliminary in nature and have not been submitted to the City, they show a scaled down version of the previous plans for the same 1.3 acre parcel. This version shows two (2) Single Family homes on the upper portion of the parcel, with individual driveways exiting onto Tribune, a cluster of four(4) Planned Development units on the middle portion of the parcel, with a shared driveway exiting onto Tribune, and a cluster of nine(9) Planned Development units on the lower portion of the parcel, with a shared driveway exiting onto Tribune. There were no elevations presented or architectural features, but the Board felt that as long as the visual impact of the development was 'blended' into the neighborhood character (side garages, nice siding, stepped construction and generous vegetation notably on Tribune side), the proposal seemed acceptable.

If and when the plans are developed further and presented to the Board in greater detail encompassing the recommendation made, a favorable review will be issued.

... George Dimin

Yes! I support the efforts of the Old Highlands Homeowners Association to preserve and enhance my neighborhood by watching City Hall and monitoring neighborhood issues.

Enclosed is my \$20 contribution, payable to OHHA. (Send to 26383 Parkside Drive, Hayward, CA 94542)

Name: _____

Phone: _____

Address: _____

Email: _____

@



Old Highlands Homeowners Association
2675 Hillcrest Ave. Hayward CA, 94542

June 13, 2002

To:

Bijan Mashaw
26886 Parkside Dr.
Hayward, CA 94542

Regarding: "University Village" development

Page 2

should be closer than 30 feet to another building. There should be a 25 foot minimum setback from any road.

We could develop and send to you a list of more specific criteria, such as per cent of property to be covered with impermeable material, number of parking spaces per unit, landscaping, etc. if you think that such a list would be of help.

The following sorts of development on your lot could be acceptable to us if they met our other criteria:

Plan A: Five single family homes, with entry either from Tribune Ave. or from Hayward Blvd.

Plan B: A co-housing development, with entry either from Tribune Ave. or from Hayward Blvd.

Plan C: Condos or multiples (perhaps in combination with single family homes) which meet our criteria. In the case of your lot, we would like significant screening vegetation between those units and Tribune Ave. Our preference would be for such development to be planned in cooperation with the owners of other nearby properties to arrange adequate access and parking for all of those properties.

We hope these ideas are helpful as you plan your property development and look forward to seeing any new plans.

Sincerely,

Dear Neighbor:

Please express your comments regarding the development of the 1.3 Acres lot at corner of Hayward Boulevard and Tribune.

Existing zoning: **SB6**, single family housing, minimum lot size 6000 sq ft, allows 8 or 9 houses

Master Plan Zoning: **Planned Development (PD)**, Medium density, allows: 13 - 25 units

(The high density designation allows 25 to 50 units on this property)

Please give your opinion:

1. If application is for PD, do you prefer: (Single means detached, single house, with a little space between)	Single Looking <input type="checkbox"/>	Attached/duet <input type="checkbox"/>	Attached/4 Plex <input type="checkbox"/>	Condo looking <input type="checkbox"/>
2. Regarding the number of units, do you prefer	less than 9 <input type="checkbox"/>	less than 15 <input type="checkbox"/>	less than 20 <input type="checkbox"/>	more than 20 <input type="checkbox"/>
3. Should the community be fenced?	Gated <input type="checkbox"/>	Nicely fenced <input type="checkbox"/>	No fence <input type="checkbox"/>	Only one side <input type="checkbox"/>
4. Would you support a Preschool in this site?	Yes <input type="checkbox"/>	Depends <input type="checkbox"/>	W/ limited capacity <input type="checkbox"/>	Not at all <input type="checkbox"/>
5. Regarding the Eucalyptus trees (Eucalyptus trees are considered not to be safe)	Remove all <input type="checkbox"/>	replace with another kind <input type="checkbox"/>	replace gradually <input type="checkbox"/>	Trim and maintain some <input type="checkbox"/>
6. What is your feeling about tandem garages?	No preference <input type="checkbox"/>	Not good <input type="checkbox"/>	Ok <input type="checkbox"/>	Other <input type="checkbox"/>
7. What kind of landscaping do you like to see:	highly modern <input type="checkbox"/>	natural looking <input type="checkbox"/>	With a pond and fountain <input type="checkbox"/>	No Landscaping <input type="checkbox"/>
8. Comment about the Drainage	highly modern <input type="checkbox"/>	Need Good drain sys. <input type="checkbox"/>	Some run off is OK. <input type="checkbox"/>	No Drain sys. <input type="checkbox"/>

9. Your Concern:

10. Other Comments:

Optional:

Name, phone and Address

Please forward to:

**University Village Planning
26528 Hayward Boulevard
Hayward CA 94542**



Concerns and Questions

What is the Density/Zoning for this Property? Isn't this Property Zoned for Single Density, SB6?

The current zoning for this property is SB6, but the General Plan designation for the property is Medium Density Residential (MDR). This property is located at the corner of Hayward Boulevard and Tribune Avenue, and is considered a Hayward Boulevard Property. The zone and density designation for all Hayward Boulevard properties were High Density until 1998. In 1998, the City of Hayward Council changed the zoning from High Density to Medium Density based on the recommendation of "The Hayward Highlands Neighborhood Task Force." However, the City Council indicated that the applications for Medium Density should be processed through PD -- a Planned Development process.

There was a proposal for this parcel in 2003 to develop 8 single houses, per SB6. The City expressed that "the General Plan for the Hayward/Tribune area calls for between 8.7 and 17.4 dwelling units per acre. Therefore, lots of 6,000+ SF would not be consistent with the General Plan in that the density is not high enough." The Hayward Highlands Neighborhood Plan states: "... in order to achieve the best site design possible, development applications are encouraged to be processed through the PD (Planned Development) District."

The variety of housing in this project is a good way for blending in with the community by creating a transition of large to small units. Density wise, the General Plan designation of Medium Density allows for up to 17.4 dwelling units per acre. The proposed density is less than 10.7 units per acre, and structure coverage is only 25%, which is much less than the allowed 40%.

Are the Houses "Appropriate" for this Neighborhood?

Through careful planning and consideration, the houses along Tribune Avenue are designed single family style and the homes along Hayward Boulevard are designed with higher density, - which is not out of ordinary for either area.

The proposed development housing units are of different sizes and designed to create a transition between the larger homes along Tribune Avenue and medium density housing along Hayward Boulevard. There are two proposed single houses in the upper part of Tribune in which one is planned for 3,200 SF of living space and the other is designed for 2,900+ SF of living space. Four single houses in the middle are designed to have approximately 2,000 SF of living space. Each of the single units near and facing Hayward Boulevard have a living space of approximately 1,800 SF, which is more of a medium density style.

There would be a visual transition from both Tribune Avenue and Hayward Boulevard. The transition between the larger homes, along Tribune and medium density housing along Hayward Boulevard was the main objective to create this kind of Planned Development, of "blending in" with the existing community.

Are There Too Many Housing Units?

Again, the designated density for this property was originally high-density, then later changed to medium density. Per high-density designation, there could be up to 40 units in this property. Per medium density, there could be up to 23 units in this property. Actually, the City approved a 39-units housing proposal in 1989, and there is a plan available that shows 23 single units can be placed in this property per Med Density criteria. Even with SB6, there could be up to 9 units in this property.

The proposed plan has 2 single houses per SB6 guidelines, and 4 single houses with a common driveway and 8 single houses with a common driveway near Hayward Boulevard, a total of 14 units that is significantly below the allowed 23 units. The overall density and landscape area is also more than average for a similar development. The proposed development is using only 25% of the parcel for structure coverage, whereas the City requires the structure coverage to be less than 40%. The amount of green area used for landscape or open space area is approximately 30,190 Square Feet, which is 54% of the 1.3 acres.

Parking is a Problem

Yes, in fact, parking is a problem, particularly considering that there is no parking allowed on Tribune. But, parking problem is not just for this development. The guideline for medium density indicates that there should be 2.1 cars parking per units. Currently, the plan proposes 11 additional on-site parking spaces for 12 units in addition to 2 covered parking per unit, and 8 parking in the private driveways. The large C units, each one has a 4-car garage and driveway spaces for 2 cars. In average, the parking ratio is 3.9 cars parking per unit, which is better than any development in the area.

Does the New Development Affect the Property Value of a Surrounding House?

Based on the estimated value, the lowest priced house on Hayward Boulevard will be appraised higher than \$650,000, for an 1800 SF. That is approximately \$360 per square foot. So if a house in the immediate area is 2500 SF, you may decide how it compares. However, houses are compared with similar characteristics. It is more likely that a house on Tribune will be compared with the proposed single unit on Tribune which is estimated to have a value of more than \$1 million.

Traffic: Does it Add Traffic to Tribune?

If we assume that there would be 25 cars by the owners of this development who would likely go to work between 7 to 9 AM, then there would be one additional car per 5 minutes added to the traffic on Tribune. If each owner has 2 cars and half of them go to work at the peak time, between 7:30 to 8:30 am, still there would be one extra car every 3 to 5 minutes.

Is the Entry/Exit Close to the Intersection?

There is no standard as to how close a driveway or a street shall be to an intersection. However, City of Hayward Traffic Code, Section 9.01 specifies that there must be no object or obstruction to the view from 30 feet of the intersection, and that no object's height shall be more than 3 feet in this distance. It is not uncommon to have a driveway or a street close to an intersection as long as the obstruction-safety factors are considered. The closest case to Highland Villas is the driveway for Hillcrest Apartments at the beginning of Call Avenue, which is a little over 30 feet away from Hayward Boulevard. The first driveway for this development is 70 feet away from Hayward Boulevard.

Are you asking for Zone Change or any Variance?

Since the designation was changed to Medium Density Residential with the adoption of the Hayward Highlands Neighborhood Plan in 1998, the City encourages processing the applications through PD (Planned development) for general plan of Medium Density. Highland Villas proposed plan is to be processed through PD. (Please see the zoning section for this property.) At this time, there is no request for any variance. However, a Planned Development process is necessary to adopt the City of Hayward's General Plan.

What do you do with the Mature Trees?

There are approximately 18 small to medium size Eucalyptus trees along Tribune in moderate to poor health and structure. The City's Hillside Design and Urban/Wildland Interface Guidelines classifies the Eucalyptus trees as Highly Flammable Plants. The project proposes to replace all of the Eucalyptus trees with high quality native trees. The City's Landscape Architect recommends replacing the trees along Hayward Boulevard with a 36" boxed sizes. Most of the existing eucalyptus trees will be replaced with high-quality, high-grade native trees, according to the arborists and landscape Architect recommendations. The plan is to do this in phases.

How about Fire-Engine Entry/Exit and Safety, Mail Distribution, and Garbage Collection?

The entry to each driveway is designed with the consultation of the Fire Chief and City ordinance. It is designed so that a fire engine can have access to each unit in an emergency case.

The units are of single-family type and the garbage collection requirement needs to be met. With the cooperation of the Post Office, there would be a common mailbox (MUD), near Tribune, for all the A-units, and a common mailbox for all the B-Units.

How about the design of the houses and heights

The buildings have been designed in a unique, attractive architectural style and each unit meets the architectural design guidelines applicable to single-family homes. Particularly, the height of each unit is not more than what is specified by the City of Hayward. The Design is based on a creative architectural style that incorporates aesthetic quality. The design incorporates:

- An offset is used to break up a building into components, and at least one side of the building wall above the first floor level is "set in".
- Necessary bays, trellises or other features are used to create relief, high shade, and contrast
- Building penetration and projection is used to create a rhythm of patterns for viewscape.

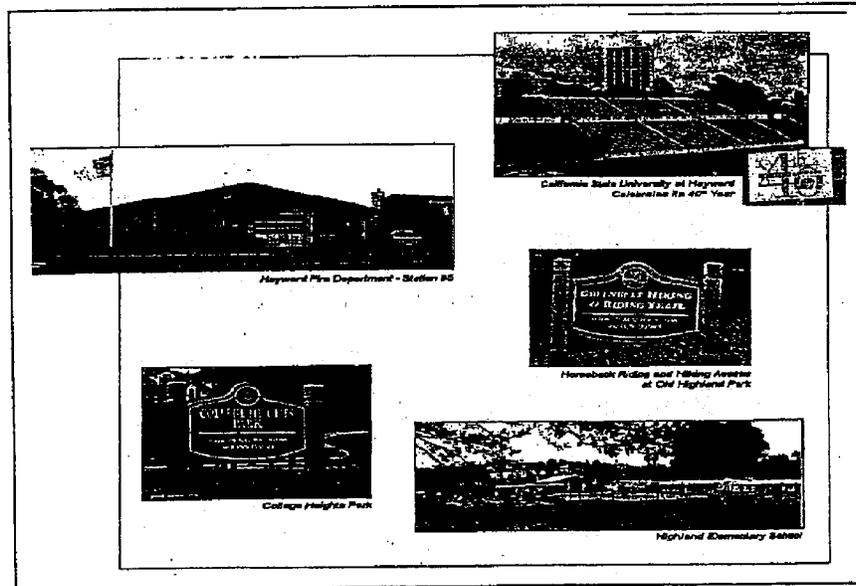
Please see the Information at:

www.HighlandVillas.info

Or write us at

HighlandVillas@hotmail.com, or BestPoints@Aim.com

HAYWARD HIGHLANDS NEIGHBORHOOD PLAN



Hayward, California

As adopted by the City Council
Resolution 98-033
February 24, 1998

The Hayward Highlands Neighborhood Task Force

Brian Schott, Chair
Robert Sakai, Vice-Chair
Pearle Anderson
Bruce Barrett
Lisa Brunner
Valerie Caveglia
Michael Christopher
Tracey Frass
Andre Harrison
Peter Henley
Kim Huggett
William Jaquith

Valerie Jefferies
Stan Jensen
Katherine Lewin
James Liggins
Elizabeth Marcera
Bijan Mashaw
Patty Pine
Joy Faye Rowan
Willis Shalita
Kevin Thompson
Robert Wodard

1. INTRODUCTION

1.1 The General Plan

The City of Hayward General Plan is a policy guide for future decisions concerning new public and private capital investment in the community according to adopted goals and policies. The General Plan consists of various elements including Growth Management, Housing, Land Use, Circulation, Open Space, Recreation, Conservation, Safety and Noise. The General Plan encourages the preparation of neighborhood plans to further refine citywide policies and address neighborhood-specific concerns.

1.2 The Neighborhood Planning Program

The City of Hayward's Neighborhood Planning Program was approved by the City Council on May 13, 1986. Neighborhood plans have been prepared for 15 of the 16 study areas within the City's planning area. The Hayward Highlands Neighborhood Plan is the final plan undertaken in this program. The purpose of neighborhood planning is: 1) to provide for greater citizen involvement in the planning process for their own neighborhood; 2) to refine general plan policies to the specific areas, achieving greater consistency and detail -when new development occurs; and 3) to develop implementation measures to achieve the longer-range policies.

1.3 The Planning Process

The Hayward Highlands Neighborhood planning process began in March 1997 with an initial neighborhood meeting to explain the planning process, identify local issues and concerns and solicit applications for a citizens task force. The Task Force was appointed by the City Council in April 1997 to prepare a Neighborhood Plan for the area Hayward Highlands Neighborhood Plan Study area which is shown on the map on the following page.

The Task Force carefully reviewed those issues and concerns expressed by area residents at the initial neighborhood meeting and at subsequent Task Force meetings between April and December 1997. At the second neighborhood meeting on October 22, 1997 the Task Force presented various policy alternatives. After evaluation of the responses received at the meeting, the Task Force modified some alternatives and eliminated others from further consideration. The Task Force presented its recommendations to all interested residents, merchants and property owners at the final neighborhood meeting on December 10, 1997.

The draft plan will be the subject of public hearings before the Planning Commission and the City Council. The Planning Commission will hold its public hearing in February 1993 prior to forwarding its recommendations to the City Council. The City Council will hold a public hearing following the Planning Commission as part of final consideration and adoption of the Neighborhood Plan.

2. POLICIES AND STRATEGIES

2.1 Background

The Hayward Highlands Task Force reviewed the issues and concerns which were identified at both the initial neighborhood meeting in March 1997 and again at the second neighborhood meeting held in October 1997.

These policies and implementation strategies attempt to address the many neighborhood issues which have been voiced as part of the process of creating this plan. Additional background and discussion on concerns and issues is provided in the section titled Planning Considerations.

3

Policies & Strategies
Hayward Highlands Neighborhood Plan

A. LAND USE

1) Proposed Land Use Policy Changes:

Policy 1:

Retain the single family character of the Hayward Highlands area by allowing only appropriate residential infill development which is consistent in size, scale and appearance with existing residential structures, and encourage owner-occupied housing.

Strategy 1.1:

Reflect the following land use considerations on the General Policies Plan Map (see Figure - 1: Recommended General Policies Plan Map Changes and Figure 2: Recommended Zoning Changes):

1.1.a

Reduce the density from HIGH DENSITY (17.4- 34.8 units per net acre) to MEDIUM DENSITY (8.1 -17.0 units per net acre) and change the zoning from RH to RSE6 (single family detached housing with a minimum parcel size of 6,000 square feet) on those properties with additional development potential fronting Hayward Boulevard. However, in order to achieve the best site design possible, development applications are encouraged to be processed through the PD (Planned Development) District in order to allow either single-family detached or single-family attached development. Retain the HIGH DENSITY designation on properties which have already been developed with multiple-family housing.

1.1.b

Retain the existing LOW DENSITY (4.3 -8.7 units/net acre) designation in the Old Highlands between Parkside Drive and Hayward Boulevard and rezone all parcels which are 10,000 square feet or greater, to the RS B10 zoning district

1.1.c Change the land use designation on the former Lewis property, which was recently purchased by the Hayward Area Park and Recreation District, from SUBURBAN DENSITY (1.0- 4.3 units per net acre) to OPEN SPACE - PARKS AND RECREATION.

Strategy 1.2: Evaluate the need for an Interface Zoning Ordinance for Hayward Boulevard to apply to potential conflicts between multiple family development along Hayward Boulevard and adjacent single family residences.



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, September 22, 2005, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chair Thnay followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, Sacks, McKillop, Bogue, Peixoto, Zerneffo
CHAIRPERSON: Thnay
Absent: COMMISSIONER: None

Staff Members Present: Camire, Conneely, Gaber, Koonze, Patenaude, Pearson, Lens

General Public Present: Approximately 55

Commissioner Lavelle indicated she would have to excuse herself from the meeting at around 9:00 p.m. due to another commitment.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

1. Zone Change No. PL-2004-0627 & Vesting Tentative Tract Map 7583 / PL 2004-0628 – Bijan Mashaw for University Village (Applicant) / Unitrust (Owner) - Request to Change the Zoning from Single-Family Residential District to Planned Development District and Subdivide 1.3 Acres to Build 14 Homes – The Project is Located at 26528 Hayward Boulevard at the corner of Tribune Avenue

Staff report submitted by Associate Planner Pearson, dated September 22, 2005, was filed.

Associate Planner Pearson presented the staff report and indicated that the documents presented before the meeting were copies of e-mails received from residents.

Having no questions from the Commissioners, Chair Thnay opened the public hearing at 7:40 p.m.

Mr. Bijan Mashaw, project applicant, thanked the audience for its presence and Commissioners and staff for their cooperation. He mentioned that the primary objective was to offer a high quality project taking into consideration the City and the community's interests. He introduced Mr. Silveira and Ms. Akpan.

Mr. Tony Silveira concurred with the report presented by Associate Planner Pearson. He also mentioned that they were sensitive to the neighbor's concerns.

Ms. Rita Akpan spoke about the density and zoning of the project. She mentioned that parking and traffic concerns raised by the neighbors were addressed accordingly.

There was a virtual presentation of the project.

Chair Thnay announced that the majority of the speakers requested to speak on items 1 and 2.

Concerns regarding improper use of plan development zoning; lack of parking; high density; diminish property value; diminish quality of life for the neighborhood; and traffic impacts were expressed by some residents. The following residents including former and current members of the Old Highlands Homeowners Association (OHHA) Board spoke against the project: Jerry Caveglia, Fred Sims, Joy Rowan, Stephanie Delaney, Darryl Taylor, and Erwin Granados.

Mr. George Dimic, Home Avenue resident, mentioned that he would support the project subject to meeting the guidelines of the zoning ordinance; that all the utilities be underground and as part of the CC&R's; that no satellite dishes be added to the units; and that part of this development address a portion of Tribune Avenue.

Support for the project involved criteria such as: appropriate density for this area, enhancement for the neighborhood, a project receptive to the neighbors' concerns, and increase of housing inventory. The following residents including former members of the OHHA Board spoke favorably of the project: Ignacio Lucero, Robert Sakai, Okoro Sylvester, Paul Block, and Jah'mes Champan.

Mr. Dean Fisher, Call Avenue resident, indicated that he would support the project if it had a density up to seven units like the project by R.V. Esau Development.

Mr. Rob Simpson, OHHA Board of Directors member and resident adjacent to the proposed property, spoke regarding traffic on Tribune Avenue and offered a solution that the lower units of the proposed project access the property from an easement on his property to Hayward Boulevard. He stated this would alleviate the traffic on Tribune Avenue and would also serve as an emergency access point. He responded to Commissioner Peixoto's question.

Chair Thnay closed the public hearing at 8:24 p.m.

In response to Commissioner Lavelle's request for clarification regarding the purpose of planned development, Principal Planner Patenaude indicated that the purpose is to bring projects that are most appropriately designed for the setting of the area.

Responding to Commissioner Sacks' consideration of Mr. Dimic's comment, Associate Planner Pearson stated that there is a condition of approval requiring that all utilities be underground. He further added that federal laws supersede city laws regarding satellite dishes. As far as the improvement of the street and width on Tribune Avenue, Development Review Engineer Gaber responded that developers for items 1 and 2 would be required to restore the pavement adjacent to their developments and bring their side of the street in to compliance with City requirements.



**MINUTES OF THE REGULAR MEETING OF THE
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In response to Commissioner Zermefio's question regarding improvement to Tribune Avenue, Development Review Engineer Gaber said that state law only requires the City to have developers improve half of the street adjacent to the frontage of their property. In reference to the comment made by Mr. Simpson regarding easement from his property, Associate Planner Pearson indicated that the issue has been discussed, but at this point it would be difficult to determine if the slope will allow for cross access between both properties. He added that the issue was left for the developer to negotiate with the property owner.

There was clarification regarding the General Plan and the current zoning density for the proposed project and the Hillside design guidelines.

Chair Thnay concurred with the staff report in that it makes sense to limit the number of access points to Hayward Boulevard in order to lessen traffic accidents. He added that the proposed project is of high quality and did not think it would impact the market value.

Commissioner Lavelle commented favorably on the project. She also indicated that the audience was divided on this project and added that the homeowners who live in the area should be satisfied with the density. She mentioned that the opportunity to live in areas such as with the proposed project should be given to downtown condominium owners, Cal State administrators, professors, students, and others that so wish. She added that the City should have a variety of housing inventory as indicated in the General Plan Housing Element. She indicated that staff has to look at the issue of traffic and safety and police needed to enforce parking. She noted that the motion is only a recommendation to Council by the Commission.

Commissioner Lavelle moved the item. It was seconded by Commissioner Sacks.

Commissioner Sacks concurred with the comments made by Commissioner Lavelle, commended the developer for working with the neighbors, and commended staff for the work done. She read a statement submitted by Mr. Paul Martin.

Commissioner Zermefio expressed support for the project and indicated that the issue of loss of rural setting overrides issues of preservation of wildlife or loss of views. He added that the project had overall more positives than negative aspects.

Commissioner Bogue sympathized with the neighbors and the traffic concern on Tribune Avenue. He also mentioned that the impact on Tribune has started to decrease. He offered a recommendation to the motion for the developer and staff to consider re-designing the façade of four homes on Hayward Boulevard in order to lessen the repetition effect.

The recommendation was accepted by Commissioners Lavelle and Zermefio.

Commissioner Peixoto commended the developer for the proposed project and for the consideration given to Tribune Avenue by the design of the proposed homes. He also added that the audience was divided. He expressed support for the motion.

Commissioner McKillop, having been a former resident of Old Highlands, indicated the project seemed too dense, but added that a planned development is better for these areas because it intends to create a more cohesive plan. She supported the motion.

Commissioner Lavelle moved, seconded by Commissioner Sacks, and unanimously approved to recommend to City Council to adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; to approve the zone change and the Preliminary Development Plan subject to the attached findings and conditions; and to approve the Vesting Tentative Tract Map application, subject to the attached findings and conditions with a recommendation for the developer and staff to consider re-designing the façade of four homes on Hayward Boulevard in order to lessen the repetition effect.

2. Site Plan Review PL -2005-0264 & Tentative Tract Map 7402 PL-2005-0263 – Ron Esau for R.V. Esau Development Company, Inc. (Applicant/Owner) - Request to Create Seven Parcels and Construct Seven Detached Single-Family Residences – The Project is Located at 2609 Hillcrest Avenue and 26220 Hayward Boulevard at Tribune Avenue

Staff report submitted by Associate Planner Camire, dated September 22, 2005, was filed.

Associate Planner Camire presented the staff report.

Having no requests for comments, Chair Thnay opened the public hearing at 9:04 p.m.

Mr. Ron Essau, owner and general contractor for the project, addressed the Commissioners highlighting that the end product of the seven-unit project involved input from the neighborhood around the proposed project, compliance with City development and design guidelines, and consistency with the existing character of the neighborhood. He concurred with Conditions of Approval #4, in that homes on lots 4, 5, and 6 shall not be repetitive in design in accordance to Hillside guidelines, will not have excessive amount of grading, and will meet other guidelines. He spoke favorably of the proposed project.

There was support by neighbors for the proposed project because it represents high quality homes and because of the applicant's consideration with neighbors in the area. The following residents spoke favorably of the project: Rob Simpson, George Dimic, Joy Rowan, and Stephanie Delaney.

Chair Thnay closed the public hearing at 9:10 p.m.

Commissioner Bogue made a motion. It was seconded by Zerneffo.

Commissioner Bogue spoke favorably of the project.

Erik Pearson

From: Bruce Barrett [bruceb@earthreflections.com]
Sent: Tuesday, September 20, 2005 12:38 AM
To: Erik Pearson
Subject: Please include these in the record



PositionPaper3.pdf (89 KB) PositionPaper1.pdf (170 KB) PositionPaper2.pdf (72 KB)

Dear Erik,

I am enclosing 3 "Position Papers" I would like to see included in the record for the Mashaw "University Village" project.

If you have any difficulty opening, reading or printing them please let me know and I'll make other arrangements.

Thank you,
Bruce

This Project is Too Dense for this Lot & Neighborhood

Position Paper #1

PL-2004-0627 ZC & PL-2004-0628 TTM 7583

TRIBUNE / HAYWARD DEVELOPMENT

Because this proposed project is

- too dense for the *lot*, and
- too dense for the *Neighborhood*

the "request for zone change" and subdivision should be denied.

The proposed project is for:

14 units – single family homes, to be built on:
1.38 acres – According to the Hayward GIS figures.

That's:

10.14 houses / acre.

Average lot size of 4,294sq.ft. – Gross

This, as you will see, is much higher density than the adjoining, surrounding, even comparable, properties.

The proposed Project:

- is 8.45 times denser than the property next to it on Tribune Ave. (1 house on 0.83 acre = 1.2 houses/acre)
- is 4.29 times denser than Ron Esau's proposed development (7 houses on 2.96 acres = 2.36 houses / acre) just across Tribune, on the **same corner** of the **same 2 streets** (Tribune Ave. & Hayward Blvd.) being developed at the **same time**.
- is 1.6 times as dense as the 8 houses on Tribune, up-hill and across the street (6.35 houses / acre)
- is 1.91 times as dense as the 7 houses on the dense side of Call Ave., (5.30 houses / acre)
- **is from almost 2, to almost 9 times as dense as surrounding properties!**
- has an average, not smallest, proposed lot size that is smaller than all but 1 or 2 lots in our entire neighborhood.
- is denser than the neighbors have expressed that they wanted in the City Sponsored Neighborhood Task Force. The neighbors asked for and the City of Hayward agreed that the lots on our neighborhood would not be subdivided below a 10,000 sqft minimums for the rest of the neighborhood. **None of the proposed lots are anywhere near this neighborhood minimum.**
- is much worse than (more than twice as dense as) the densest this neighborhood currently has (one side of Call Ave.) Therefore this is *not* "progress."
- Even the narrowest lots on the creek-side of Parkside are 0.45 acre (5 times as big as the proposed Project Plan.)

The developer may try to claim that density on Hayward Blvd. is OK, or in keeping with the General Plan, but these units face Tribune. These units exit onto Tribune. Their impacts are directly to our neighborhood. Even if this were a Hayward Blvd. development, the high density moving up Tribune Ave. in the Project Plan is clearly inappropriate for the area and not in keeping with the neighborhood character.

Conclusions:

This Project is too dense for the lot

This Project is too dense for our neighborhood

This Project is not in keeping with the neighborhood

The developer has sought and received this feedback from the neighborhood for more than 2.5 years, yet continues to ignore that consistent feedback and pursue this bad idea.

The density, in and of itself, causes other problems such as: Parking, Traffic, lack of open space, etc.

As such, this Project Plan is grossly "over dense".

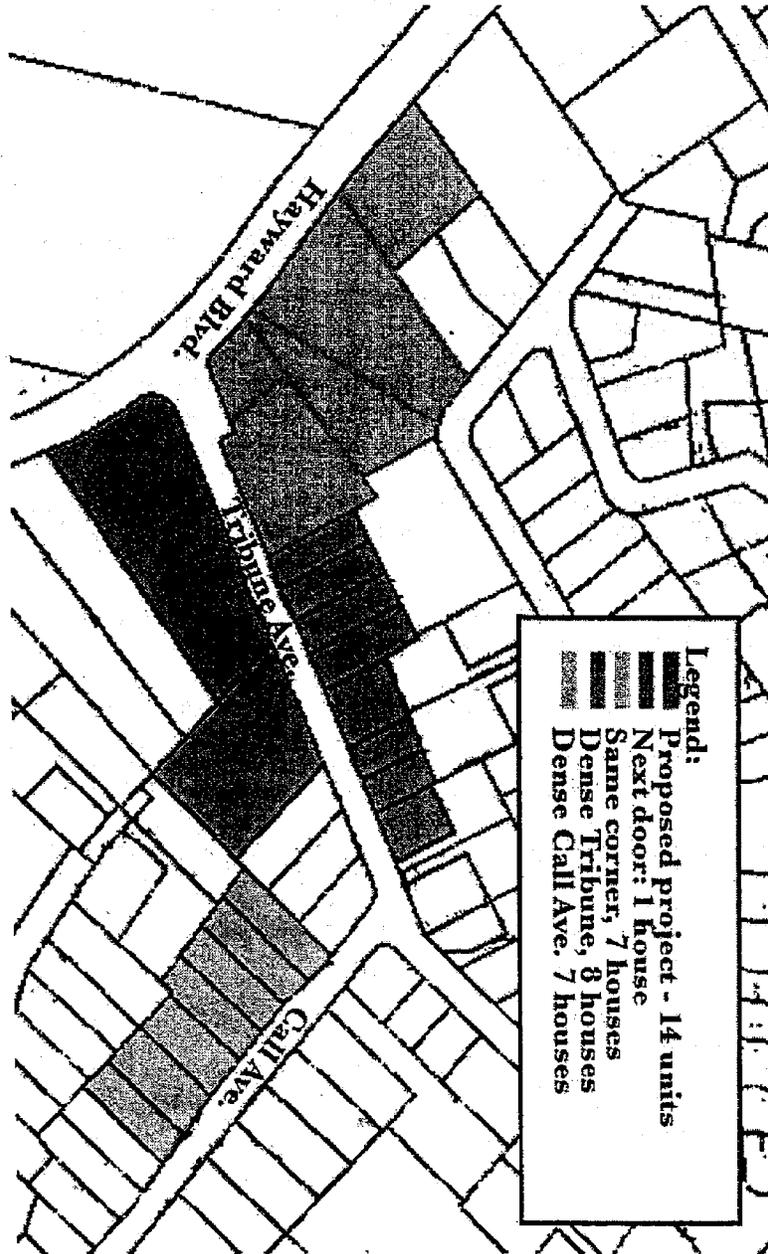
As such the "request for zone change" and subdivision should be denied.

This Project is Too Dense for this Lot & Neighborhood

Position Paper #1

PL-2004-0627 ZC & PL-2004-0628 TTM 7583

TRIBUNE / HAYWARD DEVELOPMENT



Bruce Barret
2675 Hillcrest Ave,
Hayward, Ca 94542

Long Time resident
Task Force Member
Past OHHA Board member and chairman

Position Paper #1 updated 9/20/2005

Position Paper #2

TRIBUNE / HAYWARD DEVELOPMENT

Because the proposed project does not conform to the existing Neighborhood Character the "request for zone change" and subdivision should be denied.

The proposed project is for:

14 units – single family homes,
an average lot size of 4,293sq.ft – Gross! (1.38 acres x 43,560 / 14 units)

This, as you will see, does not match, and is not compatible with the Neighborhood and near-by properties.

The proposed Project is denser and more repetitive than any other part of the neighborhood.

One side of Call Ave. has some repetitive looking, closely-packed homes. That side of the Call Ave. is one of the densest areas in our neighborhood, yet, it is still not very similar to the proposed Project. Even though the Call Avenue development is not the best example of planning and development in our neighborhood, it is still significantly better than the proposed Project in that: the lot sizes average 8,214 sq.ft. (1.9 times the average of the proposed Project.)

Large parts of our neighborhood are dedicated to open space. Nearly half of Parkside Drive, just two blocks away is zoned RNP - Residential Natural Preservation yet the proposed (bad) **Project Plan preserves nothing.**

The location of this project is at one of the two main gateways to our neighborhood. As such it is even more important that it reflect the nature and character of our neighborhood.

Land Use Policy 1 from the neighborhood task force indicates that the **neighborhood wants compatible development:**

Policy 1: Retain the single family character of the Hayward Highlands area by allowing only appropriate residential infill development which is consistent in size, scale and appearance with existing residential structures, and encourage owner-occupied housing.

<http://www.ci.hayward.ca.us/departments/ced/documents/planning/neighborhoodplans/Hayward-HighlandsPoliciesStrategies.pdf>

This proposed Project is not consistent with size, scale or appearance of the near-by neighborhood.

As such, this Project Plan is "not in keeping with the neighborhood character".

Conclusions:

This project is too dense for the lot.

This project is too dense for our neighborhood

This project is not in keeping with the neighborhood character

The developer has sought and received this feedback from the neighborhood for more than 2.5 years, yet continues to ignore that feedback and pursue this bad idea.

As such the "request for zone change" and subdivision should be denied.

Bruce Barret
2675 Hillcrest Ave,
Hayward, Ca 94542

Long Time resident
Neighborhood Task Force member
Past OHHA Board member and chairmam

This Project Does not match Zoning, PD, or General Plan

Position Paper #3

PL-2004-0627 ZC & PL-2004-0628 TTM 7583

TRIBUNE / HAYWARD DEVELOPMENT

BUT! The Planned Development ordinance does not allow for PD simply to increase density. Therefore this is an illegal use of the PD ordinance and must be denied.

3. GENERAL PLAN

Appendix E-2: "Land Zones to Allow Residential Development that Could be Redeveloped by Planned Land Use" of the General Plan clearly is referring to this parcel as V-35 / Hayward Highland / 1.30 acres, 1.04 acres net. (<http://www.ci.hayward.ca.us/about/generalplan/xAppendix-E.pdf>) It states the development potential of this land as:

Minimum:	4 units
Average:	7 units
Maximum:	7 units

The Proposed plan is 4 times the minimum and 9 units over the maximum.

This plan does not conform to zoning, violates the purpose of Planned Development and conflicts with the General Plan.

As such the "request for zone change" and subdivision should be denied.

Bruce Barrett
2675 Hillcrest Ave,
Hayward, Ca 94542

Long Time resident
Task force member.
Past OHHA Board member and chairman

Position Paper #3

TRIBUNE / HAYWARD DEVELOPMENT

The "request for zone change" and subdivision for this plan should be denied.

The proposed Project is for:

- 14 units – single family homes, to be built on:
- 1.38 acres – According to the Hayward GIS figures.

There are three Fundamental problems with this plan, so fundamental I'm quite surprised we're even at this stage of discussion.

You can tell without looking at the details that this plan is:

- Inconsistent with the zoning
- Violates the spirit of Planned Development
- Does not match the General Plan

It's the violations of City planning that make this proposal so bad that it cannot be "adjusted" into compliance, or into a good plan.

The only reasonable and prudent actions to be taken is for the developer to withdraw the plan from consideration. If he does not withdraw the plan, City Staff, Planning commission, and Council must all uphold their duties to execute the laws of Hayward and reject this plan.

Strong claims...

1. ZONING

This lot is zoned SB6. The developer is requesting a zoning change. SB6 is 6,000 sqft. Per lot. The proposed plan calls for an average lot size of 4,293 sqft. and 14 units. There is no way to possibly carve out more than 9 units on the lot we're talking about. Given net lot size and the steepness of the slope maybe he could get 6 SB6 lots out of this land. Yet, his request is for 14. This is way too dense. More than 2 times the density that the zoning allows.

Ah, but he's doing "Planned Development" (I hear you remark).

2. PLANNED DEVELOPMENT ORDINANCE

The Planned Development Ordinance does not talk about increasing density, it talks about preserving open space. There is nothing in the 4 paragraphs describing the purpose of PD that supports increased density. Rather it says:

- _emphasizes conservation, open space, and recreational amenities
- _harmonious with the natural characteristics of the land
- _maintain and enhance the natural and man-made advantages of such sites
- _open spaces which may not be achievable under other zoning districts
- _carry out the policies and objectives of the General Plan, Design Review Guidelines, the Hillside Design Guidelines, and the Landscape Beautification Plan

This plan does not attempt to, or accomplish any of those purposes. It only maximizes density to the detriment of the existing neighborhood.

From the staff report created for the September 22, 2005 hearing: Page 2, paragraph 2 ends with:

The applicant has requested the property be zoned PC so that the 6,000 square foot lots would not be required for each detached home to provide housing at a density nearing the General Plan allowance.

Erik Pearson

From: alcojunkyarddog@aol.com
Sent: Thursday, September 22, 2005 2:41 PM
To: Erik Pearson
Subject: property development on Tribune Ave

as a resident on Call Ave, I am opposed to the plans for the 1.3 acre property.....there are too many dwellings for that little space. We moved here to have a rural atmosphere, with no sidewalks. We enjoy houses spaced apart, and open areas throughout the Old Highlands....I would approve Mr. Mashaw building four or five homes MAXIMUM on that lot.

The property accrossed the street, I believe #2 on the agenda, has only a few homes, on much larger lots....I feel that is in keeping with the ambiance of this area and that would be OK.....

Linda and Steve Bristow
26630 Call Ave

Erik Pearson

From: Paul Martin [pmart554@pacbell.net]
Sent: Thursday, September 22, 2005 3:29 PM
To: Erik Pearson
Cc: 'bijan.mashaw'
Subject: Highland Villas, PL 2004-0627, Item 1 Planning Commision agenda 9-22-05

Erik

I am writing this email in support of the project at 26568 Hayward Blvd. I have reviewed the elevations and layout for the Highland Villas with the developer. It is my opinion that the development will provide a high quality addition to the neighborhood.

As you know, I am currently developing a similar project in the hills, and I am intimately aware of building in the area. There is a delicate balance to strike between the needs of the city for new housing stock, the expectations of the surrounding property owners for their neighborhood, and the needs of the developer to build a marketable product. This plan with its mix of lot sizes, unit types, and reduction of density at the rear of the site shows much thought and effort by all who had input in the design to meet those needs. I urge staff to support this project and I urge the Planning Commission to approve this development.

Please pass this email along to the Planning Commissioners for the hearing tonight.

Thanks

Paul Martin
Martin Land Company
805 Fletcher Lane, Suite 1
Hayward, California 94544
510-886-7727
510-886-7751 Fax

Erik Pearson

From: Louis Maiwald [unclou@yahoo.com]
Sent: Thursday, September 22, 2005 4:43 PM
To: Erik Pearson
Subject: September 22 Planning Commision Meeting

I am responing to items one and two of the September 22 Planning Commission agenda. I am favorable to both projects.

Project one appears tp be a reasonable compromise/transition between the single family units of our neighborhood and the multiple units directly across Hayward Bl. I also realize this property is somewhat unique as it is at street level where it interfaces with the across the street multi-units. Most other properties on this side of Hayward Bl. have an advantage of being elevated or not having multi-units interface (i.e the college campus).

Project two is a responsible development of the property as it interfaces with multiple surrounding single family homes and it reflects the majority of the neighborhood's character.

Thank you

Lou Maiwald
2550 Hillcrest Ave
510-581-5222

Yahoo! for Good
[Click here to donate](#) to the Hurricane Katrina relief effort.

10/12/2005

Erik Pearson

From: Armin Liebchen [arminguy@yahoo.com]
Sent: Monday, September 26, 2005 10:06 AM
To: Erik Pearson
Subject: comment on proposed zoning change

As a resident of the Hayward Hills area I am deeply concerned about the increasing sprawl of new development. The character and quality of this area is determined by its open space character. Unfortunately this open space is under increased threat by commercial developers attempting to plaster every piece of open space in the area with densely packed buildings. While this may be beneficial to the commercial interest of the development enterprises it severely affects the quality of the life for those people living in the area. I strongly oppose the pending application changing the zoning at the lot east of the intersection of Tribune Avenue with Hayward Blvd. from its open character as a single family district to a planned development.

Regards,
Armin Liebchen, PhD.
3297 Round Hill Dr.
Hayward, CA 94542

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CITY OF HAYWARD AGENDA REPORT

AGENDA DATE February 24, 1998AGENDA ITEM 6a

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: DRAFT HAYWARD HIGHLANDS NEIGHBORHOOD PLAN AND RELATED GENERAL PLAN AMENDMENT (#98-110-01) AND REZONING (#98-190-02); CITY OF HAYWARD (APPLICANT):

A: Proposal to adopt the draft Hayward Highlands Neighborhood Plan and the proposed Negative Declaration.

B: Request to amend the City of Hayward General Policies Plan Map to reflect the Hayward Highlands Neighborhood Plan.

C: Request to rezone properties consistent with the land use policies of the proposed Hayward Highlands Neighborhood Plan.

RECOMMENDATION:

It is recommended that the Council adopt the Draft Neighborhood Plan which includes the associated general plan amendment, rezoning and negative declaration described above, consider the recommendations made by the Planning Commission, and make any additional changes deemed necessary.

BACKGROUND/DISCUSSION:

This is the Draft Neighborhood Plan which refines the existing General Policies Plan in the Hayward Highlands neighborhood. The Hayward Highlands Neighborhood Task Force finished its work on the Draft Neighborhood Plan on January 7, 1998 and the plan is now before the Commission for its consideration. The draft Neighborhood Plan contains recommendations for General Policies Plan Map changes [GPA 98-110-01] and rezonings [ZC 98-190-02] which reflect recommended land use policies.

The Neighborhood Planning Program was initiated by the City Council in 1986 after completion of a comprehensive revision to the General Policies Plan. The Neighborhood Planning Program is intended to refine the recommendations of the General Policies Plan with more detailed consideration of each area and more specific recommendations for public improvements and for

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residential and commercial development. Sixteen neighborhood areas were delineated for study; the Hayward Highlands Neighborhood Plan is the final plan in this program.

The Hayward Highlands planning process began March 19, 1997 with a neighborhood meeting to explain the planning process, identify local issues and concerns, and solicit applications for a citizens task force. The Hayward Highlands Task Force was appointed by the City Council in May of 1997. The Task Force carefully reviewed those issues and concerns expressed by area residents at the initial neighborhood meeting and at subsequent Task Force meetings during the period from May through October 1997. At a second neighborhood meeting on October 22, the Task Force presented various alternatives to address these issues and asked residents to indicate relative priorities for each strategy. After evaluation of the responses received at the meeting, the Task Force modified some alternatives and eliminated others from further consideration. Remaining strategies have been further refined by the Task Force discussions since that time.

The Task Force presented its recommendations to interested residents, merchants and property owners at the final neighborhood meeting on December 10, 1997. Because of concerns from residents, the Task Force decided to revisit a few issues. The Hayward Highlands Task Force reconvened on January 7, 1998, for one last time, to reconsider the Policies and Strategies that were presented at the December 10, 1997 Neighborhood Meeting. At this January meeting, the Task Force discussed and made some changes to the Policies and Strategies in response to concerns expressed at the final Neighborhood Meeting.

On January 20, 1998, the City Council acknowledged receipt of the Draft Neighborhood Plan as submitted by the Task Force and referred it to the Planning Commission for public hearing and recommendation. The Commission held its work session on January 29, 1998 and its public hearing on February 19, 1998. The City Council held a worksession on the draft plan on February 17, 1998.

The Policies and Strategies section (color pages) of the Draft Plan contain the recommendations of the Task Force. This section, together with the staff concerns noted below, is the primary focus of the work session. The Planning Considerations section (white pages) contains background information on and analysis of the identified issues. It includes considerations, as well as those of City staff.

Planning Commission Recommendation

At the Planning Commission public hearing, the Commission recommended approval (4-0-2 with one member absent) of the draft Neighborhood Plan to the City Council, as proposed by the Task Force, except for those items discussed later in this report. Two of the six Planning Commissioners in attendance excused themselves from the deliberations and abstained from any vote on the draft Neighborhood Plan due to a conflict of interest.

The Commission decided to review primary staff issues and concerns separately. The Commission vote is shown after each respective item and reflects 2 abstentions and 1 absence in all instances. The draft minutes of the Commission hearing are also attached.

Primary Staff Issues and Concerns

Major issues identified by the neighborhood and addressed by the Task Force include maintaining the character of individual neighborhood subareas, recommending appropriate residential densities and housing types along Hayward Boulevard, enhancing the existing trail system in the Hayward Highlands, and developing more specific guidelines for the keeping of livestock in the area. There are several other concerns related to traffic safety which have been addressed by the Task Force.

City staff has reviewed the recommendations contained in the draft Hayward Highlands Neighborhood Plan and has made the Task Force aware of staff concerns regarding the recommendations. The following is a summary of staff concerns with the Policies and Strategies. Staff has suggested changes which are shown in ~~redline~~. Deletions are shown in ~~strikeout~~.

POLICIES AND STRATEGIES

Land Use

Task Force Recommendation (page 5):

Strategy 1.1.a Reduce the density from HIGH DENSITY (17.4 - 34.8 units per net acre) to LIMITED MEDIUM DENSITY (8.7 -12.0 units per net acre) and change the zoning from RH to RSB4 (single family detached housing with a minimum parcel size of 4,000 square feet) on those properties with additional development potential fronting Hayward Boulevard. Retain the HIGH DENSITY designation on properties which have already been developed with high density housing.

Staff Recommendation:

Strategy 1.1a Reduce the density from HIGH DENSITY (17.4 - 34.8 units per net acre) to MEDIUM DENSITY (8.7 -17.0 units per net acre) and change the zoning from RH to RSB6 (single family detached housing with a minimum parcel size of 6,000 square feet) on those properties with additional development potential fronting Hayward Boulevard. However, in order to achieve the best site design possible, development applications are encouraged to be processed through the PD (Planned Development) District in order to allow either single-family detached or single-family attached development. Retain the HIGH DENSITY designation on properties which have already been developed with high density multiple-family housing.

**Planning Commission Recommendation: Motion to accept *Task Force-proposed Strategy*
1.1a: 2 votes in favor; 2 votes against.**

Staff Rationale:

The General Policies Plan encourages higher density development to be located next to arterials and activity centers. Staff has gathered information on the actual densities of existing multiple family development along Hayward Boulevard. Of the 12 multiple family developments reviewed, five are within the HIGH DENSITY range; four are within the MEDIUM DENSITY range; and three are within the LOW DENSITY range. Based on this information and a review of physical characteristics of parcels along Hayward Boulevard, it would appear that clustered housing development along Hayward Boulevard, within the MEDIUM DENSITY (8.7 -17.0 units per net acre) range is the most appropriate land use.

The RSB6 Zoning District is categorized as "potentially consistent" with the Medium Density Residential land use category according to the General Plan/Zoning Consistency Matrix. Irrespective of the zoning district applied at this time, staff believes that clustered housing developments, processed through the PD (Planned Development) District, is the most appropriate way to approach new development on the steep hillside along Hayward Boulevard. Although the Task Force favors single-family detached housing, the standard residential subdivision in this location may not be the most appropriate type of development. Rather, a PD approach accommodating clustered housing (either single-family detached units or single-family attached townhomes) appears to be a better approach since a PD development would allow the most flexibility in the siting of building footprints and internal streets to avoid inappropriate areas for development.

Task Force Recommendation (page 5):

Strategy 1.1b: Change the area, which is presently designated Low Density (4.3 to 8.7 units per net acre) between Parkside Drive and Hayward Boulevard; to Suburban Density (1.0 to 4.3 units per net acre) and change the zoning to be consistent with the General Policies Plan.

Staff Recommendation:

Staff recommends that the Council consider the following revised strategy in order to minimize the creation of substandard lots while maintaining the spirit of the Task Force recommendation and residents' desire for lower density in this part of the Old Highlands.

Alternative Strategy 1.1b:

Strategy 1.1b: Retain the existing LOW DENSITY (4.3 - 8.7 units/net acre) designation in the Old Highlands between Parkside Drive and Hayward Boulevard and rezone all parcels which are 10,000 square feet or greater, to the RS B10 zoning district.

Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.1b: 3 votes in favor; 1 vote against.

Staff Concerns:

Staff has a concern regarding the proposed change to the Suburban Density land use designation and associated rezoning to the RSB10 (10,000 square foot parcel minimums) zoning district. In addition to reducing further development potential within the Old Highlands area by requiring larger minimum parcel sizes, these proposals may have the effect of creating additional legal, non-conforming parcels. Although staff is not opposed to the proposed reduction in density in the Old Highlands area, there exist regulations in the Hayward Zoning Ordinance and state Subdivision Map Act which affect legal non-conforming parcels and which need to be clarified now for city decision makers and affected property owners.

Parcel Sizes in the Old Highlands - Map A shows parcels by size in the Old Highlands area proposed for reduced density. The map legend provides a breakdown of the number of parcels within each category: a) parcels under 10,000 square feet; b) parcels between 10,000 and 20,000 square feet; and c) parcels greater than 20,000 square feet. Under the existing zoning, parcels greater than 10,000 square feet could potentially be further subdivided, whereas under the proposed zoning, only parcels greater than 20,000 square feet could potentially be further subdivided.

Hayward Zoning Ordinance Regulations and Subdivision Map Act - The Zoning Ordinance contains regulations (§10-1.503 LOT REQUIREMENTS) regarding the treatment of legal non-conforming parcels that could affect the ability to construct or rebuild structures. The area in the Old Highlands which is proposed for General Plan and zone changes is presently designated in the General Plan as LOW DENSITY and zoned RS (Single Family Residential) and contains parcels as small as 5,000 square feet.

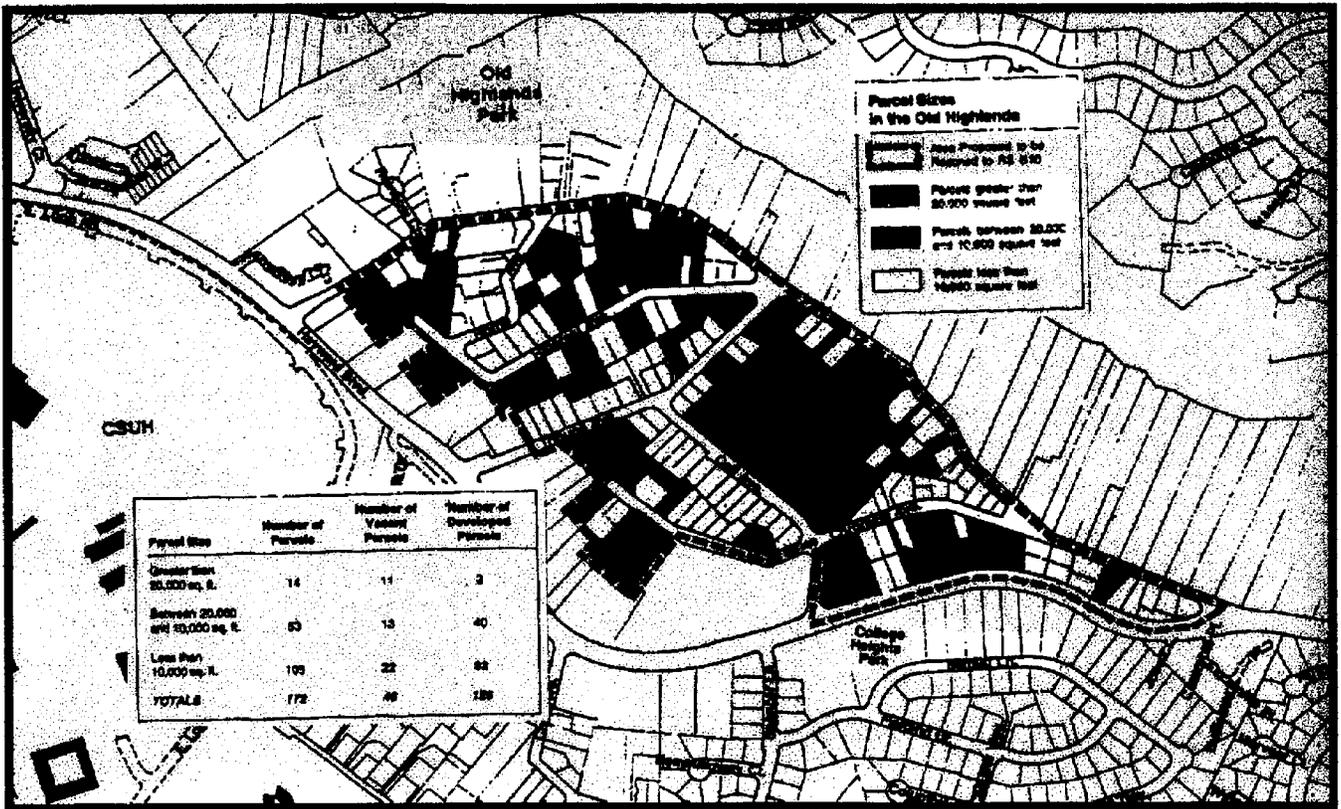
Under the proposed rezoning to a minimum parcel size of 10,000 square feet, legal non-conforming parcels less than 80 percent of the minimum parcel size (8,000 sf) which are not adjacent to a parcel under the same ownership, would be considered buildable lots. However, if a legal, non-conforming parcel is less than 80% of the minimum parcel size and "there was land abutting the parcel under the same ownership on the date the lot became substandard," then that lot is considered unbuildable. This standard would apply to parcels that are either vacant *or* developed. Consequently, properties containing a house which might later be damaged more than 50 percent of its value, would not be allowed to rebuild.

Under the Subdivision Map Act (§ 66451.11), the City has the ability, in a few circumstances, to merge vacant, legal nonconforming parcels if an adjacent parcel is under the same ownership, although this has not been done in the past. However, if the parcels are not merged, the legal non-conforming parcel becomes an unbuildable lot.

Map B shows parcels that are less than 8,000 square feet (either developed or vacant) and are adjacent to properties under the same ownership. These parcels would be considered unbuildable regardless if the parcel is vacant or not. The concern regarding developed parcels is that a house and which might later be damaged more than 50 percent of its value, would not be allowed to rebuild.

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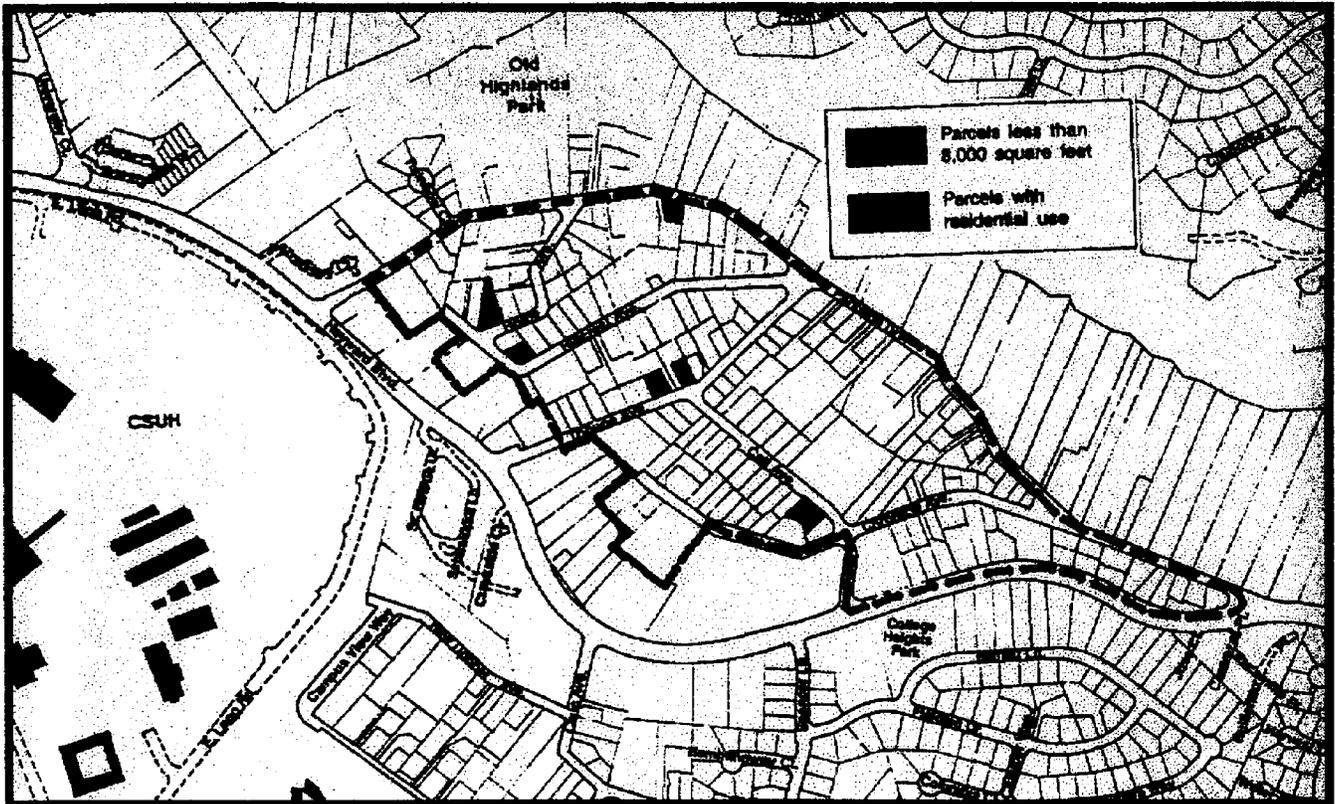
Map A - Parcel Sizes in the Old Highlands



Map A - Parcel Sizes in the Old Highlands

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Map B - Parcels less than 8000 sf with adjacent parcel under same ownership in the Old Highlands
(to be distributed at the meeting)



Map B - Parcels less than 8,000 sq. ft. with a Contiguous Parcel under the Same Ownership

Task Force Recommendation (page 5):

Strategy 1.2: Adopt the proposed *Interface Zoning Ordinance for Hayward Boulevard* to apply to potential conflicts between multiple family development along Hayward Boulevard and adjacent single family residences.

Staff Recommendation:

Staff recommends that Strategy 1.2 *be deleted* as the proposed setbacks and height limits are more restrictive than the RS zone.

Planning Commission Recommendation: Motion to accept *Task Force-proposed Strategy 1.2*: 3 votes in favor; 1 vote against.

Staff Rationale:

In some cases, application of the proposed regulations could make some of the properties along Hayward Boulevard unbuildable. If the land use policy for single family housing remains, staff sees no need to provide buffers between existing single family homes and new single family homes.

If multiple family development potential still exists after the Neighborhood Plan is adopted, staff suggests that the strategy be deleted because the Hillside Design Guidelines could address the general concerns about potential conflicts between multiple family development and single family homes.

Neighborhood Character

Task Force Recommendation (page 9):

Strategy 2.2: Residential development in the hill area should be placed on slopes under 25 percent to preserve hillsides and to minimize development hazards. Clustering of residential development is strongly encouraged in order to preserve natural site features such as steep hillsides, rock outcroppings, significant trees or tree clusters and any creeks or natural waterways.

Staff Recommendation:

Strategy 2.2: ~~Residential development in the hill area should be placed on slopes under 25 percent to preserve hillsides and to minimize development hazards.~~ In accordance with the

City's Hillside Design Guidelines, clustering of residential development is strongly encouraged in order to preserve natural site features such as steep hillsides, rock outcroppings, significant trees or tree clusters and any creeks or natural waterways.

Planning Commission Recommendation: Motion to accept *Task Force-proposed Strategy 2.2:* 3 votes in favor; 1 vote against.

Staff Rationale:

The Hillside Design Guidelines do not specifically restrict development to slopes under 25 percent. The City typically requires that a soils and geology report be provided to show that development could be accommodated on slopes greater than 25 percent. Staff suggests that the strategy be changed as shown.

Task Force Recommendation (page 9):

Strategy 2.3: Amend the Hillside Design Guidelines with regard to the height, size and setbacks of structures to establish view corridors, view rights and solar rights.

Staff Recommendation:

Strategy 2.3: ~~Consider~~ amending the Hillside Design Guidelines with regard to the height, size and setbacks of structures to establish view corridors, view rights and solar rights.

Planning Commission Recommendation: Motion to accept *Staff-proposed Strategy 2.3:* 2 votes in favor; 2 votes against.

Staff Rationale:

Staff suggests this issue should be considered more broadly for the city as a whole since neither the City's Hillside Design Guidelines nor the general Design Guidelines address view corridors, view rights or solar rights.

Task Force Recommendation (page 9 and 10):

The Urban Forest

Policy 3: Protect and promote the health and further development of the urban forest -- particularly in the Hayward Highlands area and encourage the planting of native trees.

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Strategy 3.1: Develop an educational pamphlet explaining the pine tree problem and clearly identifying the tree species involved.

- 3.1.a) Clearly state how to prolong the life of individual trees that are still alive and how to mitigate the dangers of dead and dying trees.
- 3.1.b) Include a list of appropriate tree species for replacement trees.
- 3.1.c) Seek alternate funding and citizen involvement to minimize the impact of this project on the City's budget.

Strategy 3.2 Develop a community-wide, cooperative approach so that homeowners, city utility and park districts, and the University can share information and implement a unified solution.

- 3.2.a) Find out what the state and other communities are doing to address the problem.
- 3.2.b) Encourage local chapters of citizen tree-planting and tree-stewardship groups to promote tree education and development of the urban forest.
- 3.2.c) Develop and implement a phased program for removal of dead trees and for the health maintenance of affected living trees.
- 3.2.d) Help homeowners find economical solutions for both tree removal and for purchasing and planting replacement trees.

Staff Recommendation:

Policy 3: Protect and promote the health and further development of the urban forest – particularly in the Hayward Highlands area and encourage the planting of native trees.

~~Strategy 3.1: Develop an~~ Encourage homeowner associations to work with city staff, the Department of Forestry, the California Arborists Association and other tree industry organizations to find educational pamphlets explaining the pine tree problem and clearly identifying the tree species involved. The pamphlet should also identify how to mitigate the dangers of dead and dying trees and include a list of appropriate replacement trees.

~~3.1.a) Clearly state how to prolong the life of individual trees that are still alive and how to mitigate the dangers of dead and dying trees.~~

~~3.1.b) Include a list of appropriate tree species for replacement trees.~~

~~3.1.c) Seek alternate funding and citizen involvement to minimize the impact of this project on the City's budget.~~

Strategy 3.2 Support a grass roots effort to develop a community-wide, cooperative approach so that homeowners, city utility and park districts, and the University can share information and implement a unified solution. Any model which might be developed should find out what other communities are doing to address this problem; encourage local chapters of citizen tree-planting and tree-stewardship groups to promote tree education and development of the urban forest; develop and implement a phased program for removal of dead trees; and help homeowners find economical solutions for both tree removal and for purchasing and planting replacement trees.

~~3.2.a) Find out what the state and other communities are doing to address the problem.~~

~~3.2.b) Encourage local chapters of citizen tree-planting and tree-stewardship groups to promote tree education and development of the urban forest.~~

~~3.2.c) Develop and implement a phased program for removal of dead trees and for the health maintenance of affected living trees.~~

~~3.2.d) Help homeowners find economical solutions for both tree removal and for purchasing and planting replacement trees.~~

Planning Commission Recommendation: Motion to accept *Staff-proposed* Policy 3 and related Strategies: 1 vote in favor; 3 votes against.

Staff Rationale:

The vast amount of trees in the Highlands are private and/or in natural areas not maintained by the city. According to the Public Works Department, Policy 3, as written, and the related strategies imply city assistance in dealing with tree problems on private property. The city has neither the resources nor expertise to provide consulting services to private property owners in this regard. The issues in strategies 3.1 and 3.2 are entirely related to private property. If possible, these strategies should be reworded. Changes are shown above.

Task Force Recommendation (page 10):

Strategy 4.1: Recommend that the City Council adopt guidelines for the keeping of livestock in the residential zones of the City of Hayward and maintain current uses.

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Staff Recommendation:

Strategy 4.1: Recommend that the City Council adopt guidelines for the keeping of livestock in the residential zones of the City of Hayward and maintain current legal, non-conforming uses.

**Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 4.1:
3 votes in favor; 1 vote against.**

Staff Rationale:

As presently written, the strategy would also encourage maintaining illegal uses. The additional wording shown above reflects previous Task Force wording and specifies that legal, non-conforming uses are recognized and can continue per the provisions of the Zoning Ordinance.

Circulation and Traffic Safety

Task Force Recommendation (page 11):

Strategy 1.1: Accept Tribune, Call and Chronicle Avenues as public streets.

Staff Recommendation:

Strategy 1.1: Accept Tribune, Call and Chronicle Avenues as public streets at the time the streets are brought up to city standards.

**Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.1:
1 vote in favor; 3 vote against.**

Staff Rationale:

Staff suggests that the wording on Strategy 1.1 be changed as shown. The city would accept these streets as public streets when they are improved to city standards. The wording, as proposed by the Task Force, should reference the improvements that are shown per the adopted Precise Plan Lines.

Task Force Recommendation (page 11):

Strategy 1.2: If public safety concerns, such as fire safety, storm drainage, and traffic safety require specific areas of some streets within the Old Highlands area to be improved, the cost of those improvements should be paid for by the affected properties.

Staff Recommendation:

Strategy 1.2: Establish a fact-finding committee consisting of neighborhood residents and city staff to identify public safety concerns regarding streets in the Old Highlands area (formerly 1.6.e). If public safety concerns, such as fire safety, storm drainage, and traffic safety require specific areas of some streets within the Old Highlands area to be improved, the cost of those improvements should be paid for by the affected properties.

**Planning Commission Recommendation: Motion to accept Staff-proposed Strategy 1.2:
2 votes in favor; 2 votes against.**

Staff Rationale:

Staff suggests that the wording on Strategy 1.2 be changed as shown. The existing Precise Plan Lines, which were developed with Old Highlands Homeowners Association input, are an expression of needed public safety improvements. As written, the strategy implies that only certain improvements are needed. Staff also suggests that 1.6e become the first sentence in Strategy 1.2 as shown.

Task Force Recommendation (page 11):

Strategy 1.3: Investigate the possibility of creating an assessment district that would include property owners in the Old Highlands neighborhood, north and east of Hayward Boulevard, to improve Tribune Avenue per the Precise Plan Lines.

Staff Recommendation:

Strategy 1.3: Investigate the possibility of creating an assessment district that would include property owners in the Old Highlands neighborhood, north and east of Hayward Boulevard, to improve Tribune Avenue per the Precise Plan Lines, modified to include a concrete sidewalk on one side of the street and concrete rolled curbs.

Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.3:
1 vote in favor; 3 votes against.

Staff Rationale:

Staff has previously indicated to the Old Highlands Homeowners Association that a concrete sidewalk is needed to address public safety concerns along Tribune and that concrete rolled curbs are acceptable.

Task Force Recommendation (page 11):

Strategy 1.6.c Relocate the pedestrian button on the northwest corner of the Hayward Blvd./Campus Blvd. intersection.

Staff Recommendation:

Strategy 1.6.c Relocate the pedestrian button on the northwest corner of the Hayward Blvd./Campus Blvd. intersection to the traffic signal pole adjacent to Campus Drive.

Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.6c:
3 votes in favor; 1 vote against.

Staff Rationale:

Staff suggests that 1.6.c be modified as shown for purposes of clarification.

Task Force Recommendation (page 12):

Note 1 - There are a few strategies that are not very exact Department of Public Works "action items" but are none-the-less very important to the neighbors. These are listed in this section. We hope that these will be a guide to the Department of Public Works, the Planning Commission and City Council, now and in the future.

Note 2: There are a few larger longer-term, but none-the-less specific projects we request. Some of these may require the cooperation of CalTrans as well. The Task Force feels these would enhance

the safety and convenience of the neighborhood. These are listed below. We hope that in time these will be implemented and that eventually this part of the report will become obsolete.

Staff Recommendation and Rationale:

Staff suggests that these statements be *deleted* because they do not appear to be either strategies or policies.

Planning Commission Recommendation: The Planning Commission did not vote on this item.

Task Force Recommendation (page 12):

Strategy 1.6.k Improve traffic and pedestrian safety on Dobbel between Spencer and Civic by widening the street and installing pedestrian walkways at city expense.

Staff Recommendation:

Strategy 1.6.k Improve traffic and pedestrian safety on Dobbel between Spencer and Civic by widening the street and installing pedestrian walkways ~~at city expense~~.

Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.6k: 2 votes in favor; 2 votes against.

Staff Rationale:

This particular improvement may be done by the city, but staff does not want to preclude the possibility of this improvement being installed by a private developer should the property be developed in the future. Staff suggests 1.6.k be changed as shown.

Task Force Recommendation (page 12):

Strategy 1.6.p Prohibit on-street parking to provide a right-turn lane from northbound Mission Boulevard to eastbound Carlos Bee.

Staff Recommendation:

Strategy 1.6.p **Prohibit** Consider removing on-street parking to provide a right-turn lane from northbound Mission Boulevard to eastbound Carlos Bee.

**Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.6p:
2 votes in favor; 2 votes against.**

Staff Rationale:

This would need to be considered as a separate action. Further study and review with adjacent property owners is necessary.

Public Facilities

Task Force Recommendation (page 13):

Strategy 1.2: **Require day-to-day public access** to any new golf course development in the Walpert Ridge area.

Staff Recommendation:

Strategy 1.2: ~~Require day-to-day public access to~~ Provide opportunities for the public to play on any new golf course development in the Walpert Ridge area.

**Planning Commission Recommendation: Motion to accept *Staff-proposed* Strategy 1.2:
2 votes in favor; 2 votes against.**

Staff Rationale:

Staff suggests that this strategy be modified to be consistent with the most recent Conditions of Approval with the Hayward 1900 application. Changes are shown above.

PLANNING CONSIDERATIONS

The Planning Considerations section of neighborhood plans typically includes background information and discussion which relates to the many issues that have been discussed by the Task Force and addressed by the neighborhood plan. The Planning Considerations section represents a blend of Task Force viewpoints and staff perspectives, as well as historical information relevant to particular issues. The Task Force reviewed, discussed and voted on the information which is in the Planning Considerations section. The following are staff's suggestions for additional information to be included in the Planning Considerations section as noted.

Planning Commission Recommendation: The Planning Commission did not vote on these items.

1) The proposal to reduce the residential density in the Old Highlands from LOW DENSITY to SUBURBAN DENSITY, and the related rezoning from RS to RS B10 raises concerns regarding legal, non-conforming parcels. The discussion in the draft plan (§ 4.14 Reduction of Density in the Old Highlands) and Figure 11 should be revised to clarify potential issues. This same concern is raised earlier in this report and staff suggests that the discussion in the narrative be modified.

Staff suggests the following revisions to the text (page 33 and 34) and Figure 11 (page 35):

4.14 Reduction of Density in the Old Highlands

The parallel land use recommendation which the Task Force considered, for the remainder of the Old Highlands between Hayward Boulevard and Parkside Drive, is to reduce the density by changing the land use category from Low Density (4.3 - 8.7 units/net acre) to Suburban Density (1.0 - 4.3 units/net acre). Given the land use changes discussed above, the Task Force wanted to achieve consistency in the remainder of the Old Highlands. Although recommending this reduction achieves consistency with the remainder of the Old Highlands, the recommended reduction in density and associated zoning change would create legal, non-conforming parcels. ~~In addition to reducing development potential, new development would then be subject to the new zoning regulations which are in place.~~

Parcel Sizes in the Old Highlands - Map A shows parcels by size in the Old Highlands area proposed for reduced density. The map legend provides a breakdown of the number of parcels within each category: a) parcels under 10,000 square feet; b) parcels between 10,000 and 20,000 square feet; and c) parcels greater than 20,000 square feet. Under the existing zoning, parcels greater than 10,000 square feet could potentially be further subdivided, whereas under the

proposed zoning, only parcels greater than 20,000 square feet could potentially be further subdivided.

Hayward Zoning Ordinance Regulations and Subdivision Map Act - The Zoning Ordinance contains regulations (§10-1.503 LOT REQUIREMENTS) regarding the treatment of legal non-conforming parcels that could affect the ability to construct or rebuild structures. The area in the Old Highlands which is proposed for General Plan and zone changes is presently designated in the General Plan as LOW DENSITY and zoned RS (Single Family Residential) and contains parcels as small as 5,000 square feet.

Under the proposed rezoning to a minimum parcel size of 10,000 square feet, legal non-conforming parcels less than 80 percent of the minimum parcel size (8,000 sf), which are not adjacent to a parcel under the same ownership, would be considered buildable lots. However, if a legal, non-conforming parcel is less than 80% of the minimum parcel size and "there was land abutting the parcel under the same ownership on the date the lot became substandard," then that lot is considered unbuildable. This standard would apply to parcels that are either vacant or developed. Consequently, properties containing a house which might later be damaged more than 50 percent would not be allowed to rebuild.

Under the Subdivision Map Act (§ 66451.11), the City has the ability, in a few circumstances, to merge vacant, legal nonconforming parcels if an adjacent parcel is under the same ownership, although this has not been done in the past. However, if the parcels are not merged, the legal non-conforming parcel becomes an unbuildable lot.

Map B shows parcels that are less than 8,000 square feet (either developed or vacant) and are adjacent to properties under the same ownership. These parcels would be considered unbuildable regardless if the parcel is vacant or not. The concern regarding developed parcels is that a home could not be rebuilt if 50 percent or more of the structure is damaged.

Figure 11 shows properties which would be affected by proposed changes to the General Policies Plan Map. The development of these properties would be reduced. It should be noted that for purposes of estimating development potential, estimates are based solely on parcel size. Other factors such as slopes, natural features, and access may affect further affect potential development of properties.

2) Earlier versions of the draft plan contained additional information on the Old Highlands street concerns which staff believes to be relevant, but which was deleted by the Task Force in the final draft. Staff suggests that the following discussion on Old Highland area streets be re-inserted on the top of page 49 of the draft Neighborhood Plan:

City Concerns and Issues - The city recognizes the objective of maintaining the character of individual neighborhoods, which is why after careful consideration, an exception to allow rolled curbs in the Old Highlands has been determined to be reasonable. However, given the public safety

and liability issues, the city needs to ensure that there is a program of planned improvements which provide for an adequate level of public safety on all public streets.

One way to achieve this in the Old Highlands is to "call" the deferred street improvement agreements and require property owners to install the street improvements consistent with city standards per the Precise Plan Lines (modified to reflect rolled concrete curbs and a concrete sidewalk on Tribune). Figure 17 shows those properties in the Old Highlands which have a deferred street improvement agreement and locations with installed street improvements as defined by the adopted Precise Plan

Another alternative might include abandoning the city's interest in the Old Highland streets and allowing the property owners to maintain them. One positive aspect of this would be to allow more neighborhood control over the "look and feel" of these streets, but it would place the onus of street maintenance, including drainage issues, on property owners. A majority of the property owners would have to agree and a financing mechanism, such as a form Home Owners Association with Conditions, Covenants and Restrictions for street maintenance, would be required. Another option is to establish an assessment district to more evenly distribute the costs of bringing the existing street system up to an adequate level of public safety.

Another issue which relates to streets and public safety is the lack of on-street parking. Figure 18 shows streets in the Old Highlands with no on-street parking and those properties which are required to provide four on-site parking spaces to alleviate parking demand.

The Task Force has not endorsed a specific way to address these concerns, however, the Task Force has developed a strategy which calls for the creation of a committee which would consist of area residents and city staff to identify specific public safety concerns and issues regarding Old Highland area streets and develop long-term solutions which are acceptable to both the city and neighborhood.

3) The Task Force felt the need to include additional background information on the urban forest. Staff is proposing certain changes to that narrative on page 42 for purposes of clarification.

5.7 Maintain the Urban Forest in the Highlands and All of Hayward

The urban forest consists of all trees within a city - street trees, trees on city and utility district property, trees in parks and schools, and trees on private property. Because of this diversity of domains, it is important to develop policy for private property owners that helps coordinate the preservation and maintenance of all trees. The City and park district (HARD) already have such policies in place for public rights-of-way and open space.

Trees contribute to higher property values, help to clean the air, prevent soil erosion, and add to a general feeling of well-being. They contribute to the overall value and ambience of a city.

Mayor and City Council
February 24, 1998

Currently, about 30% of the tree cover in the non-canyon areas of the Hayward Highlands consists of privately-owned pine trees that are infected with beetles and are destined to completely die out over the next ten years. Many are already dead and dying and present both fire hazards and hazards from falling limbs.

A good example of several of these trees in various states of decline can be seen to the south of Hayward Boulevard just uphill from the PG&E towers. They also line the fronts of the apartment buildings on Hayward Boulevard west of the entrance to CSUH. Pines also shield the water reservoir on Parkside and shelter the picnic and play area of Old Highlands Park.

Look for pines that:

- have brown clumps of needles;
- have turned completely brown;
- have come completely bare.

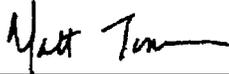
If all affected trees were gone, the Highlands would be much barer, and it would take 30 to 40 years to replace comparable tree cover. It is very important to develop a PHASED approach - removing privately-owned trees as they die and replacing them with appropriate tree species. This is a long-term process that must be approached logically and economically.

Many people seem unaware of the problem or of its potential impact. A serious reduction in the urban forest affects us all. Well-informed community-based solutions may be able to assist with cost and planting.

Hayward Highlands needs a policy for addressing this private property problem that includes ~~the~~ participation of homeowners, a private arborist and ~~by the city and parks as well as by homeowners and citizen~~ volunteer groups such as California ReLeaf. ~~The city and park district can provide technical assistance.~~ Many Bay Area cities have experienced the social, educational and economic benefits of citizens of all ages working together to improve their cities by planting trees. ~~In addition to the appropriate use of volunteer labor, grants and other funding are often available for the purchase of trees.~~

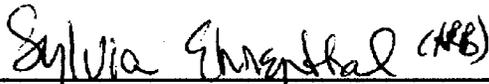
Mayor and City Council
February 24, 1998

Prepared by:



Matt Tomas
Associate Planner

Recommended by:



Sylvia Ehrenthal
Director of Community and
Economic Development

Approved by:



Jesús Armas
City Manager

Attachments:

Draft Neighborhood Plan (originally distributed on February 17, 1998)

- A Errata
- B. Public Hearing Notice
 - 1) General Plan Amendment No. 98-110-01
 - 2) Zone Change No. 98-190-02
- C. Negative Declaration and Initial Study
- D. Written Correspondence as of 2/17/98
- E. Written Correspondence as of 2/19/98
- F. Draft Planning Commission Minutes of 2/19/98

DRAFT HAYWARD HIGHLANDS NEIGHBORHOOD PLAN

ERRATA

Page 21, Figure 3: *Replace with revised map.*

Page 25, last paragraph. *Insert sentence before last sentence.*

"It should be noted that the 1991 environmental impact report for the Walpert Ridge Specific Plan points out several impacts that cannot be mitigated such as loss of open space, certain traffic impacts, affects on air quality and increased noise."

Page 41, paragraph 3: Replace with correct title:

Proposed Zoning Interface Ordinance for ~~Hayward Highlands~~

Page 47, paragraph 6: *Revise as shown:*

As a standard, city street improvements include appropriate drainage structures, concrete curbs, gutters and sidewalks within the public street right-of-way. In 1981, the city adopted Precise Plan Lines for Old Highland Streets, which with the exception of Tribune, do not require sidewalks. ~~Implementation of the improvements under Precise Plan lines would require extensive construction in the neighborhood.~~ Residents consider standard city street improvements as inconsistent with the existing semi-rural character of the Old Highlands neighborhood. ~~Implementation of the standard improvements would require significant construction in the neighborhood.~~

Page 51, last paragraph; *revise text as shown.*

In relation to many of the City's other neighborhoods, the Hayward Highlands contains a large amount of parkland per capita ~~of about 50 acres per 1,000 residents which includes that large amount of acreage devoted to the Greenbelt Hiking and Riding Trails.~~

Table 2: Densities of Existing Residential Developments along Hayward Boulevard

Map #	Project Name	Address	# Units	Lot Size (net acres)	Net Density (units/net ac.)	Comparable GPP density
1	Deerfield	25876 University Ct	27	3.35	8.06	Low Density
2	Parkside Village	Pamassus Cl.	18	2.16	8.33	Low Density
3	Sunhill Apts.	25836 Hayward Blvd	44	1.60	27.50	High Density
4	Canyon Oaks	25912 Hayward Blvd	49	4.30	11.40	Medium Density
5	Ridgeview	Thistle Ct./Brandywine Pl.	32	4.75	6.74	Low Density
6	Creekside	26573 Hayward Blvd	36	1.79	20.11	High Density
7	University Hills	26439 Hayward Blvd	78	5.00	15.60	Medium Density
8	College Terrace	26829 Hayward Blvd	24	0.92	26.09	High Density
9	Gardenwood Terrace	26937 Hayward Blvd	44	1.34	32.84	High Density
10	Gardenwood Terrace II	26953 Hayward Blvd	32	0.92	34.78	High Density
11	Terravilla	Jose Ct./Contreras Pl./ Guillermo Pl.	28	2.55	10.98	Medium Density
12	Hillcrest	26970 Hayward Blvd	138	5.56	24.82	High Density

* Net density reflects 80% of gross acreage.
Source: City of Hayward, Development Review Services

ORDINANCE NO. 05-

Mal
10/27/05

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF CHAPTER 10, ARTICLE 1 OF THE HAYWARD MUNICIPAL CODE BY REZONING CERTAIN TERRITORY LOCATED AT 26528 HAYWARD BOULEVARD PURSUANT TO ZONE CHANGE APPLICATION NO. PL 2004-0627

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. The Zoning District Map of Chapter 10, Article 1 of the Hayward Municipal Code is hereby amended by rezoning the property located at 26528 Hayward Boulevard from Single-Family Residential (RSB6) to Planned Development (PD) District.

Section 2. In accordance with the provisions of section 620 of the City Charter, this ordinance shall become effective immediately upon adoption.

INTRODUCED at a regular meeting of the City Council of the City of Hayward, held the _____ day of _____, 2005, by Council Member _____.

ADOPTED at a regular meeting of the City Council of the City of Hayward held the _____ day of _____, 2005, by the following votes of members of said City Council.

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED: _____
Mayor of the City of Hayward

DATE: _____

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 05-_____

Introduced by Council Member _____

Mal
10/27/05

**RESOLUTION ADOPTING THE MITIGATED
NEGATIVE DECLARATION AND APPROVING
ZONE CHANGE APPLICATION NO. PL-2004-0627,
PRELIMINARY DEVELOPMENT PLAN AND
VESTING TENTATIVE TRACT MAP
7583/PL-2004-0628**

WHEREAS, Zone Change Application No. PL-2004-0627 and Vesting Tentative Tract Map 7583/PL-2004-0628 of Bijan Mashaw for University Village (Applicant) and Unitrust (Owner) concerns a request to rezone property located at 26528 Hayward Boulevard at Tribune Avenue from Single Family Residential (RSB6) District to Planned Development (PD) District, and subdivide 1.3 acres to build 14 homes; and

WHEREAS, the Planning Commission voted (7:0) to recommend approval of the project on September 22, 2005; and

WHEREAS, a mitigated negative declaration has been prepared and processed in accordance with the City and state CEQA Guidelines; and

WHEREAS, the City Council of the City of Hayward hereby finds and determines that the City Council has independently reviewed and considered the information contained in the initial study upon which the mitigated negative declaration is based, certifies that the mitigated negative declaration has been completed in compliance with the requirements of the California Environmental Quality Act, and finds that the mitigated negative declaration reflects the independent judgment of the City of Hayward.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines that:

Preliminary Development Plan

1. Approval of Zone Change Application No. PL 2004-0628, as conditioned, will not cause a significant impact on the environment as documented in the Initial Study. A Mitigated Negative Declaration has been prepared per the California Environmental Quality Act Guidelines.
2. The development is in substantial harmony with the surrounding area and conforms to the General Plan, The Hayward Highlands Neighborhood Plan and applicable City policies by providing housing opportunities and enhancing neighborhood quality.
3. Existing and proposed streets and utilities are adequate to serve the development.

4. The development creates a residential environment of sustained desirability and stability in that the project meets the intent of the Hayward highland Neighborhood Plan in that the plan encourages a Planned Development for this property.
5. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. The exceptions requested for a reduced lot size is offset with the extra parking provided and the fact that the steepest part of the property will not be disturbed.

Zone Change

6. Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the residents of Hayward in that the Planned Development zoning will allow a project providing housing which is supported by the Housing Element of the General Plan and the Neighborhood Plan.

BE IT FURTHER RESOLVED that based on the above findings, the mitigated negative declaration and mitigation monitoring plan is hereby adopted and Zone Change Application No. PL-2004-0627, Preliminary Development Plan and Vesting Tentative Tract Map 7583/PL-2004-0628 are hereby approved subject to the attached conditions of approval.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2005

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward

**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**

Highland Villas
Conceptual Landscaping & Site plan

Applicant: Liv Tract Parcel Number: 910-1640-001-02
Zone Change App# 2004-0627, and
Vesting Tentative Tract Number: 7583
Highland Villas, (510) 733 2337
26528 Hayward Boulevard, Hayward CA 94542

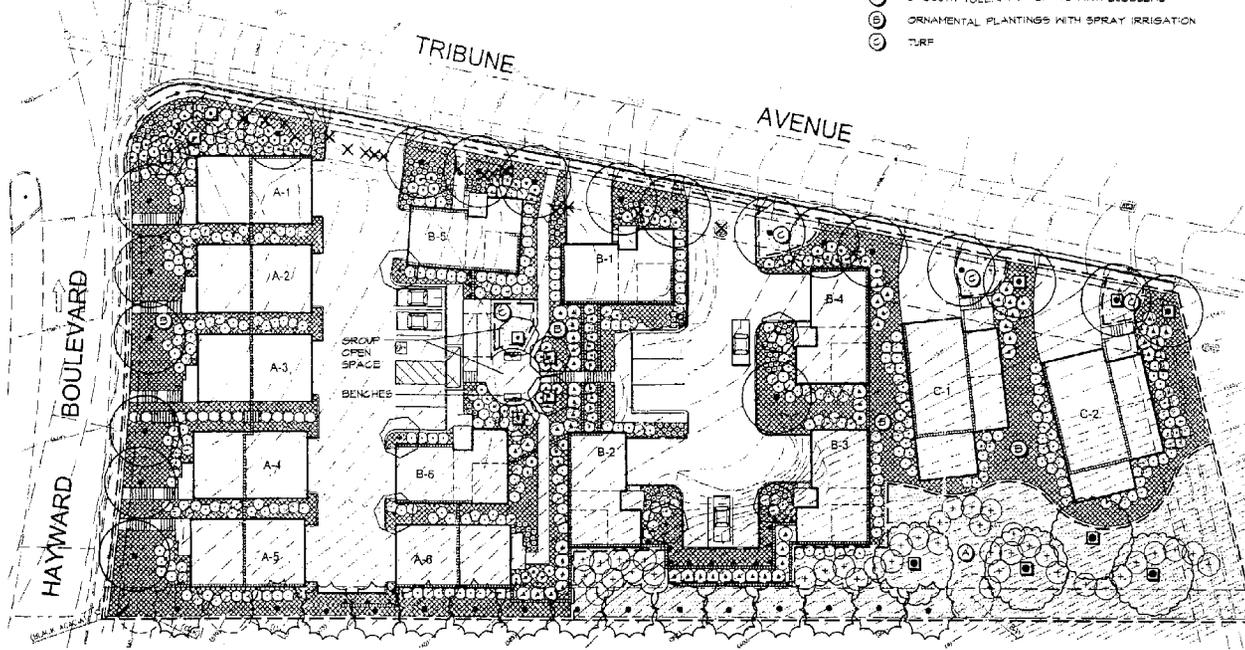
Ver. 8.5 - August 2005

LANDSCAPE ZONES

- (A) DROUGHT TOLERANT PLANTS WITH BUBBLERS
- (B) ORNAMENTAL PLANTINGS WITH SPRAY IRRIGATION
- (C) TURF

PLANT PALETTE

SYMBOL	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol: Circle with dot]	WOODLAND TREE	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
		QUERCUS WILZENII	INTERIOR LIVE OAK	
		QUERCUS LOBATA	VALLEY OAK	
[Symbol: Circle with dot]	STREET TREE	SINKSO BILOBA	SINKSO	24" Box & 30" Box along Hayward Boulevard
		MELALEUCA STYPHELOIDES	FRICKLY MELALEUCA	
[Symbol: Circle with dot]	ACCENT TREE	CERCIS OCCIDENTALIS	REDBUD	24" BOX
		LASERTRIGEMIA INDICA	GRAPE MYRTLE	
		PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE-LEAF PLUM	
[Symbol: Circle with dot]	EVERGREEN SCREEN	SEQUOIA SEMPERVIRENS	REDWOOD	15 GAL
[Symbol: Triangle]	VINE	JASMINUM POLYANTHUM	JASMINE	5 GAL
		SOLANUM JASMINOIDES	POTATO VINE	
		HISTERIA SINENSIS	CHINESE WISTERIA	
[Symbol: Circle with dot]	LARGE WOODLAND SHRUB	CEANOTHUS SPP	CEANOTHUS	5 GAL
		CISTUS SPP.	ROCKROSE	
[Symbol: Circle with dot]	LOW FOUNDATION SHRUB	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL
		RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	
[Symbol: Circle with dot]	MEDIUM FOUNDATION SHRUB	BERBERIS DARNIKI	DARWIN'S BARBERRY	5 GAL
[Symbol: Circle with dot]	SMALL ACCENT SHRUB	DIETES VEGETA	FORTNIGHT LILY	5 GAL
		STRELITZIA REGINAE	BIRD OF PARADISE	
[Symbol: Circle with dot]	MEDIUM ACCENT SHRUB	LAVANDULA SPP.	LAVENDER	5 GAL
		PENSTEMON SPP.	PENSTEMON	
[Symbol: Stippled pattern]	ORNAMENTAL GROUNDCOVER	FRASARIA CHILCENSIS	WILD STRAWBERRY	1 GAL
		GAZANIA RIGENS	GAZANIA	
		LEUCOLAEINA		
[Symbol: Horizontal lines]	WOODLAND GROUNDCOVER	VINCA MINOR	DWARF PERIWINKLE	1 GAL
[Symbol: Dotted pattern]	TURF	DROUGHT TOLERANT DWARF TURF TYPE TALL FESCUE	NON	900



STANDARD CONDITIONS

- PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS OR ISSUANCE OF THE FIRST BUILDING PERMIT, DETAILED LANDSCAPING AND IRRIGATION PLANS FOR ALL COMMON AREAS, THE FRONT YARDS AND ANY DISTURBED AREAS DEEPER THAN 9" TO 10" ON THIS SITE SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY LANDSCAPE ARCHITECT AND IRRIGATION PLANS SHALL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND THE HILLSIDE DESIGN AND URBAN/WOODLAND INTERFACE GUIDELINES.
- MYLAKE OF THE APPROVED LANDSCAPE PLANS SHALL BE SUBMITTED TO PUBLIC WORKS ENGINEERING AS A PART OF THE APPROVED CIVIL PLANS. ALL COMMON AREA LANDSCAPING, IRRIGATION AND OTHER REQUIRED IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ACCEPTANCE OF TRACT IMPROVEMENTS, OR OCCUPANCY OF BOTH OF THE DWELLING UNITS, WHICHEVER FIRST OCCURS.
- STREET TREES SHALL BE PLANTED ACCORDING TO THE CITY STANDARD DETAIL 50-122.
- MASONRY WALLS, SOLID BUILDING WALLS, TRASH ENCLOSURES OR FENCES FACING A STREET OR DRIVEWAY SHALL BE CONTINUOUSLY BUFFERED WITH SHRUBS AND VINES. ALL ABOVE GROUND UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET OR DRIVEWAY WITH 9' SHALLOU SHRUBS. WHERE SHRUBS ARE USED FOR SCREENING, THE TYPE AND SPACING OF SHRUBS SHALL CREATE A CONTINUOUS 30" HIGH HEDGE WITHIN TWO YEARS. THIS MEASUREMENT SHALL BE FROM THE TOP OF CURB.
- LANDSCAPING AND REQUIRED TREES FOR EACH UNIT SHALL BE INSTALLED PRIOR TO OCCUPANCY OF EACH BUILDING.
- LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED ACCORDING TO THE APPROVED PLANS AND A CERTIFICATE OF SUBSTANTIAL COMPLETION, AS WELL AS MYLAKE AND AN IRRIGATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE FINAL APPROVAL OF THE LANDSCAPING FOR THE TRACT.
- LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEED-FREE CONDITION AT ALL TIMES. PLANTS SHALL BE REPLACED WHEN NECESSARY. ALL TREES SHOWN ON THE APPROVED SITE PLAN INCLUDING STREET PARKING LOT AND BUFFER TREES THAT ARE SOVEREIGNLY TOPKED OR PRUNED AT ANY TIME SHALL BE REPLACED IMMEDIATELY, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.

- PRIOR TO THE SALE OF ANY INDIVIDUAL UNIT, OR PRIOR TO THE ACCEPTANCE OF TRACT IMPROVEMENTS, WHICHEVER FIRST OCCURS, A HOMEOWNERS ASSOCIATION SHALL BE CREATED TO MAINTAIN THE COMMON AREA LANDSCAPING AND OPEN SPACE AREAS. EACH OWNER SHALL AUTOMATICALLY BECOME A MEMBER OF THE ASSOCIATION AND SHALL BE SUBJECT TO A PROPORTIONATE SHARE OF MAINTENANCE EXPENSES. A RESERVE FUND SHALL BE MAINTAINED TO COVER THE COSTS OF REPLACEMENT AND REPAIR OF ALL IMPROVEMENTS SHOWN ON THE APPROVED PLANS.
- FAIR PLEDGEMENT (HEDGE) TREES ARE REQUIRED FOR ALL NEW DWELLING UNITS. FEES SHALL BE THOSE IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREE ON THIS SITE. CERTAIN TREES ARE PROTECTED AT SMALLER SIZES. SEE THE TREE PRESERVATION ORDINANCE FOR MORE INFORMATION. REPLACEMENT TREES SHALL BE REQUIRED FOR ANY TREES REMOVED, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.
- PRIOR TO THE ISSUANCE OF A GRADING OR BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE A TREE PRESERVATION BOND, SURETY OR DEPOSIT, EQUAL IN VALUE TO THE TREES TO BE PRESERVED. THE BOND, SURETY OR DEPOSIT SHALL BE RETURNED WHEN THE TRACT IS ACCEPTED IF THE TREES ARE FOUND TO BE IN A HEALTHY, THRIVING AND UNDAMAGED CONDITION. THE DEVELOPER SHALL PROVIDE AN ARBORIST'S REPORT EVALUATING THE CONDITION OF THE TREES. THE EXISTING TREES SHALL BE TRIMMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. A PERMIT IS REQUIRED FOR THIS WORK.
- GRADING AND IMPROVEMENT PLANS SHALL INCLUDE TREE PRESERVATION AND PROTECTION MEASURES AS REQUIRED BY THE CITY LANDSCAPE ARCHITECT. TREES SHALL BE FENCED AT THE CURB LINE THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE MAINTAINED IN A HEALTHY CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. PAVING AND ANY WORK DONE WITHIN THE CURBLINE OF THE EXISTING TREES SHALL BE DONE IN SUCH A MANNER AS TO PRESERVE THE HEALTH OF THE EXISTING TREES. IF AN EXISTING TREE MUST BE REMOVED FOR HEALTH AND SAFETY ISSUES, NEW TREES SHALL BE PLANTED IN SUFFICIENT QUANTITY AND SIZE TO EQUAL THE CANOPY STRUCTURE OF THE EXISTING TREE THAT IS TO BE REMOVED AND SHALL BE SPECIES OF TREES THAT HAVE THE CAPABILITY OF REPLACING THE HEIGHT AND WILDLIFE BENEFITS OF THE EXISTING TREE.

TREE MITIGATION SUMMARY

QUANTITY	SIZE	VALUE PER TREE	TOTAL VALUE
PROPOSED			
10	24" BOX	\$300.00	\$3000.00
4	15 GAL	\$100.00	\$400.00
REMOVED			
20	VARIES*	VARIES*	\$3264.32*
NET VALUE			\$155.68

* AS NOTED IN TREE EVALUATION REPORT FOR 26528 HAYWARD BLVD, PREPARED BY SHAWN JADRNICKE, DATED DECEMBER 2004

PLANT LEGEND

- [Symbol: Circle with X] EXISTING TREE TO BE REMOVED (PER ARBORIST RECOMMENDATION)
- [Symbol: Circle with dot] EXISTING TREE TO BE REMOVED (PER ARBORIST RECOMMENDATION)
- [Symbol: Dashed line] LIMIT OF LANDSCAPE ZONE
- [Symbol: Square with dot] SQUARE INDICATES MITIGATION TREE



Calender Associates
Landscape Architecture
311 Seventh Ave.
San Mateo, CA 94401

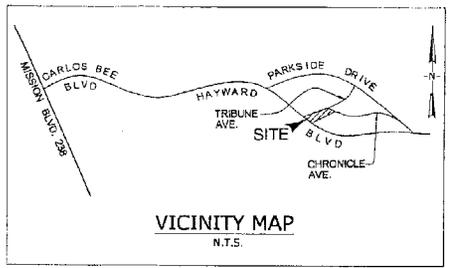
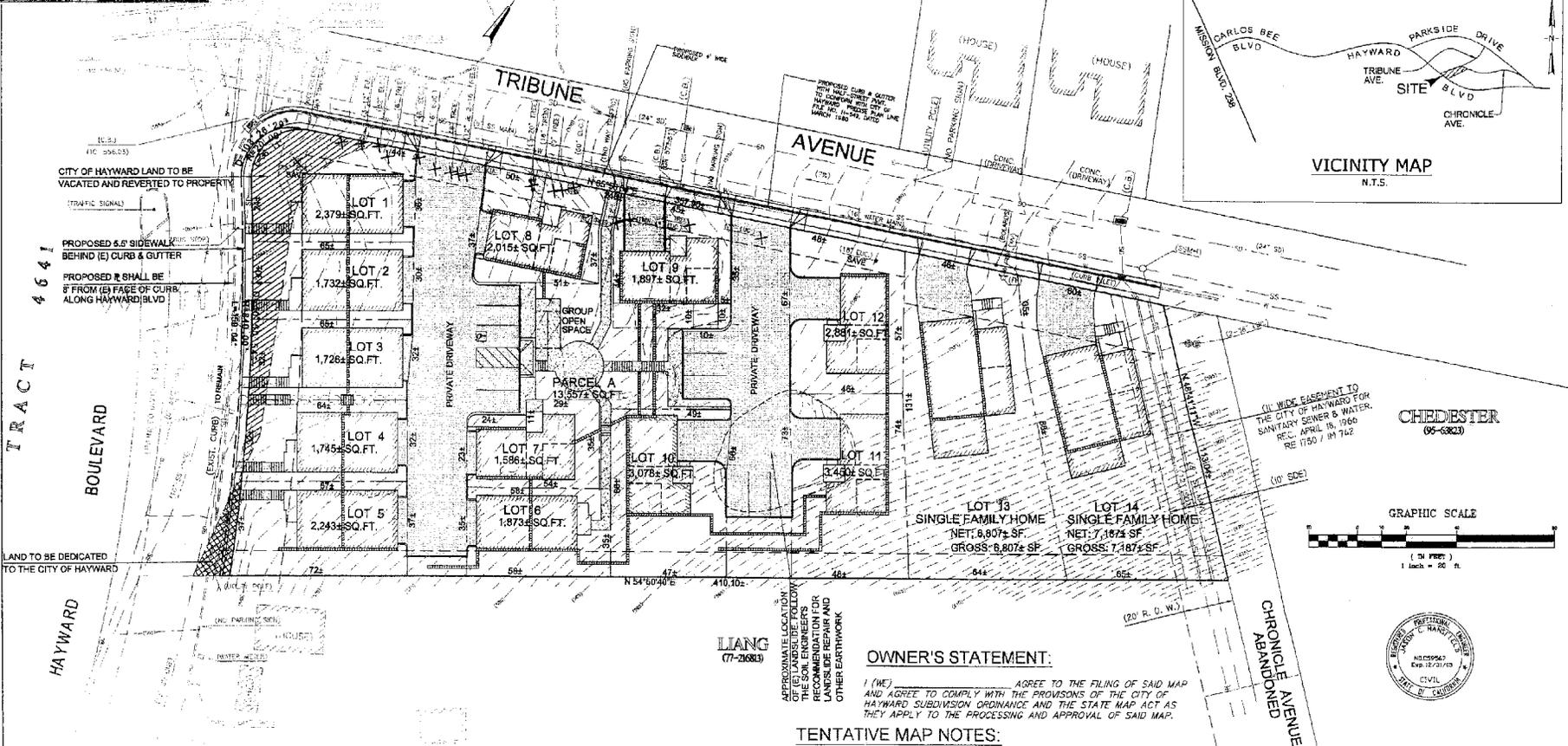
Conceptual Planting Plan
HIGHLAND VILLAS
26528 Hayward Boulevard

Tentative Track Map, Site Plan, Grading, & Drain Plans

Applicant: Uni Trust, Parcel Number: 81D-1549-001-02
 Zone Change App # 2004-0827, and
 Vesting Tentative Tract Number: 7583
 Highland Villas, 26528 Hayward Blvd., Hayward CA 94542

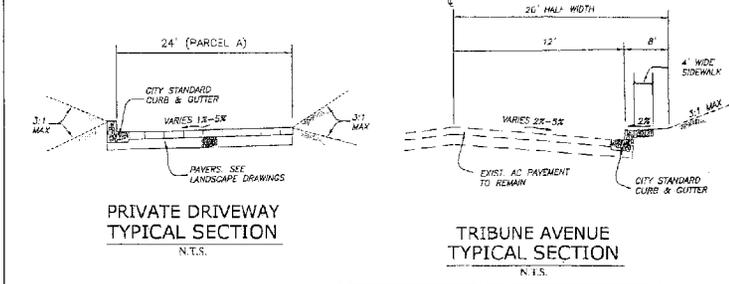
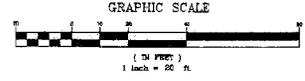
Per S.S. August 2005

VESTING TENTATIVE TRACT MAP NO. 7583



11' WIDE EASEMENT TO THE CITY OF HAYWARD FOR SANITARY SEWER & WATER. REC. APRIL 18, 1966 RE (750 / 1M 742)

CHEDESTER
05-6823



LIANG
(77-21683)

APPROXIMATE LOCATION OF (E) LARSEN, DE FOLLO, THE SOIL ENGINEERS RECOMMENDATION FOR THE FOUNDATION AND OTHER EARTHWORK

OWNER'S STATEMENT:

I (WE) _____ AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCE AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

TENTATIVE MAP NOTES:

OWNER:	UNI TRUST 26528 HAYWARD BLVD. HAYWARD CA 94542 PHONE: 510-753-0337	ZONING:	GENERAL PLAN: MUR (MED. DENSITY RESIDENTIAL) (CITY OF HAYWARD MASTER PLAN) PROPOSED ZONE: MDR. TO BE PROCESSED AS PD (PLANNED DEVELOPMENT) CURRENT (INTERIM) S88
APPLICANT:	UNIVERSITY VILLAGE	UTILITIES:	GAS & ELECTRIC - P G & E TELEPHONE - S B C SEWER - CITY OF HAYWARD WATER - CITY OF HAYWARD STORM - CITY OF HAYWARD
ENGINEER:	TRIAD/HOLMES ASSOCIATES 777 WOODSIDE ROAD #2A REDWOOD CITY, CA 94061 PHONE: 650-368-0216	UTILITY LOCATIONS	SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.
ASSESSOR'S PARCEL NUMBER:	081D-1549-001-02	FOUNDATION:	TOPOGRAPHIC INFORMATION PROVIDED BY BRUCE STARR
AREA:	1.3± ACRES	BOUNDARY NOTE:	APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.
GENERAL PLAN DESIGNATION:	MDR (per Hayward Highest Neighborhood plan 1988 Recommendation)	PROPOSED EASEMENTS:	TO BE PROVIDED FOR IN CC+RTS
HOMEOwner's ASSOCIATION MAINTENANCE:	STREET STORM DRAIN RETAINING WALLS GROUP AREA		



LEGEND

---	BOUNDARY
---	SEWER LINE
---	WATER LINE
---	STORM DRAIN LINE
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	LOT LINE
---	SET BACK LINE
---	PROPOSED CONTOUR LINE

SITE PLAN
HIGHLAND VILLAS, 26528 HAYWARD BOULEVARD
 PREPARED FOR: UNI TRUST



DATE:	8/23/05
SCALE:	1" = 20'
DRN:	UN/KA/CE
TRN:	05-0073
PREP:	01161-NJT.eng
SHEET:	7

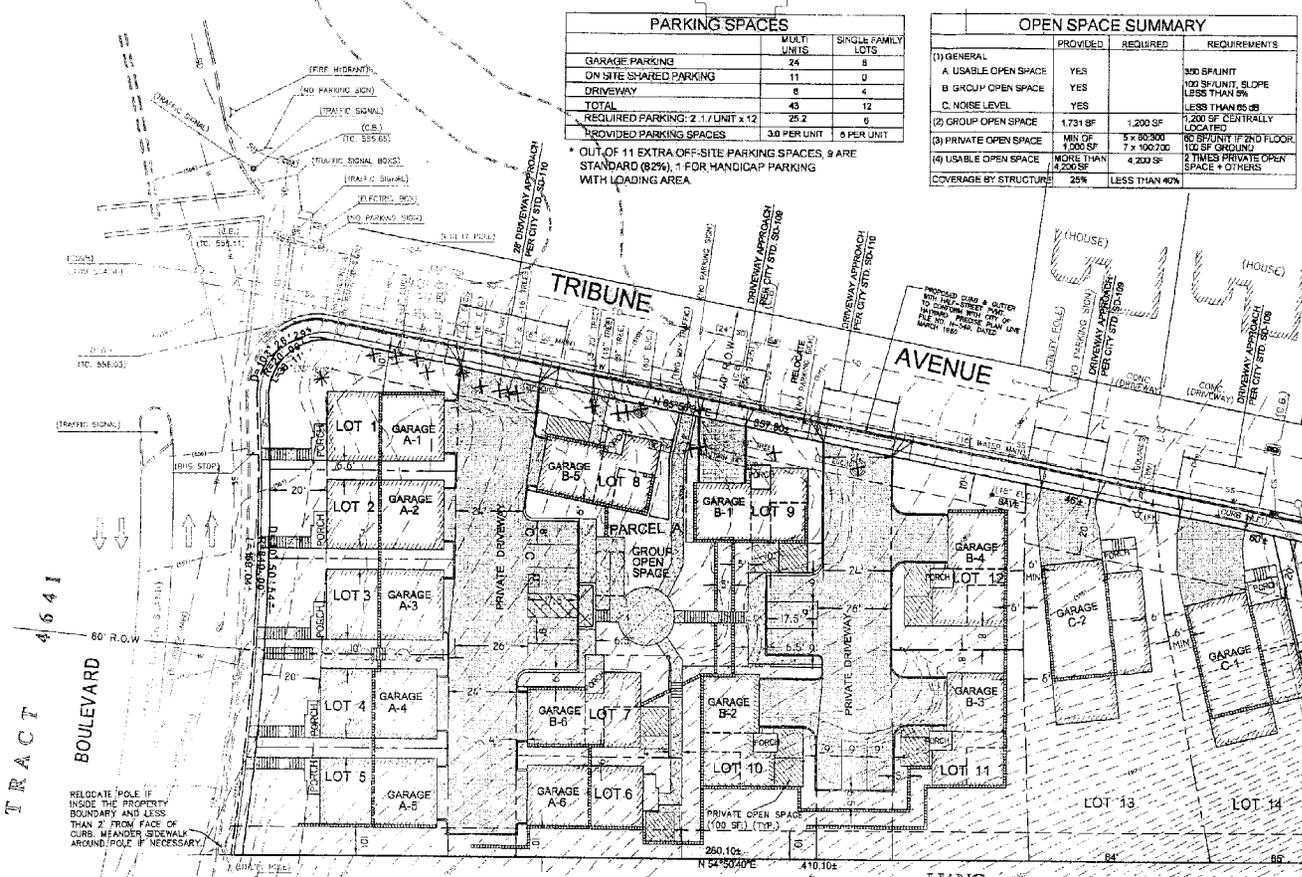
VESTING TENTATIVE TRACT MAP NO. 7583

PARKING SPACES		
	MULTI UNITS	SINGLE FAMILY LOTS
GARAGE PARKING	24	8
ON SITE SHARED PARKING	11	0
DRIVEWAY	8	0
TOTAL	43	12
REQUIRED PARKING: 2.1/UNIT x 12	25.2	0
PROVIDED PARKING SPACES	30 PER UNIT	5 PER UNIT

* OUT OF 11 EXTRA OFF-SITE PARKING SPACES, 9 ARE STANDARD (82%), 1 FOR HANDICAP PARKING WITH LOADING AREA.

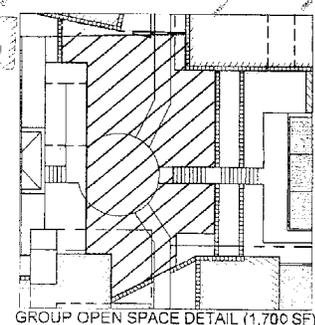
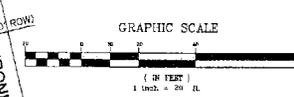
OPEN SPACE SUMMARY			
	PROVIDED	REQUIRED	REQUIREMENTS
(1) GENERAL			
A. USABLE OPEN SPACE	YES		300 SF/UNIT
B. GROUP OPEN SPACE	YES		100 SF/UNIT, SLOPE LESS THAN 5%
C. NOISE LEVEL	YES		LESS THAN 65 DB
(2) GROUP OPEN SPACE	1,731 SF	1,200 SF	1,200 SF CENTRALLY LOCATED
(3) PRIVATE OPEN SPACE	MIN OF 1,000 SF	5 X 80/300	OR 7 X 100/700
(4) USABLE OPEN SPACE	MORE THAN 4,200 SF	4,200 SF	2 TIMES PRIVATE OPEN SPACE + OTHERS
COVERAGE BY STRUCTURES	25%	LESS THAN 40%	

MULTI-UNITS IN PD AREA	APPROXIMATE BUILDING FOOTPRINT (SF)	APPROXIMATE LIVING AREA (SQ')	COVERED PARKING (SP)	TOTAL STRUCTURE (SF)
1	984a	1,800a	450a	2,250a
2	984a	1,800a	450a	2,250a
3	984a	1,800a	450a	2,250a
4	984a	1,800a	450a	2,250a
5	984a	1,800a	450a	2,250a
6	984a	1,700a	450a	2,150a
7	982a	2,000a	450a	2,450a
8	982a	2,000a	450a	2,450a
9	982a	2,000a	450a	2,450a
10	982a	2,000a	450a	2,450a
11	982a	2,000a	450a	2,450a
12	982a	2,000a	450a	2,450a
TOTAL	11,144a	22,700a	5,580a	28,280a
SINGLE FAMILY LOTS PER SET				
13	1,000a	3,200a	800a	4,000a
14	1,000a	2,900a	800a	3,700a
TOTAL	3,120a	8,100a	1,600a	7,700a



10' WIDE EASEMENT TO THE CITY OF HAYWARD FOR SANITARY SEWER & WATER. REC. APRIL 18, 1966 RE. 1750 / 17, 74.2

CHIEDESTER (95-6323)



Lot #	Area (L, W)	Location
1	60 SF (6, 10)	Balcony
2	60 SF (6, 10)	Balcony
3	60 SF (6, 10)	Balcony
4	60 SF (6, 10)	Balcony
5	60 SF (6, 10)	Balcony
6	150 SF (11, 14)	Front of the house
7	150 SF (10, 15)	Side of the house
8	160 SF (8, 13)	Front of the house
9	200 SF (10, 20)	Back of the house
10	150 SF (10, 15)	Front of the house
11	150 SF (10, 15)	Front of the house
12	200 SF (10, 20)	Front of the house
Total	1,400 SF	2x1400 = 2,800
Group Area	1,700 SF	Centrally Located
Total	4,500 SF	2xprivate Area + Group Area

PLANNING DATA SUMMARY			
	MULTI UNITS	SINGLE FAMILY UNITS	TOTAL SIZE
TOTAL LOT AREA	41,932a SF	13,894a SF	55,826a SF
TOTAL AREA TO BE DEVELOPED	28,398a SF	13,894a SF	42,292a SF
PRIVATE STREET	8,300a SF	1,100 SF	7,400 SF
TOTAL FOOT PRINT AREA OF STRUCTURES	11,114 SF	3,120 SF	14,234 SF
PERCENT COVERED BY STRUCTURES	28.5%	22%	25%
GREEN AREA	20,500a SF	8,748a SF	30,148a SF
	51%	69%	54%

DENSITY			
	ALLOWED	PROPOSED	NOTES
UNITS PER ACRE	17.4	10.7	PROPOSED DENSITY, N/C
TOTAL NO. OF UNITS FOR THIS LOT	22.8	14	TOTAL AREA 1.3 ACRES

TRACT 4641 HAYWARD BOULEVARD

SITE PLAN HIGHLAND VILLAS, 26528 HAYWARD BOULEVARD PREPARED FOR: UNY TRUST



Professional Engineer
No. 21141-STE-0007
Date: 08-00-73

DATE	8/23/05
SCALE	1" = 20'
DRAWN	MAKA/CE
CHECKED	08-00-73
NO.	07141-STE-0007
SHEETS	2

VESTING TENTATIVE TRACT MAP NO. 7583

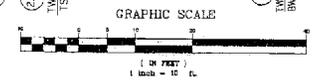
HAYWARD BOULEVARD

HAYWARD BOULEVARD

TRIBUNE AVENUE

PROPOSED CURB, GUTTER & SIDEWALK WITH HALF-STREET PAVT. TO CONFORM WITH CITY OF HAYWARD, PRECISE PLAN, LINE FILE NO. H-549, DATED MARCH 1980.

RELOCATE POLE IF INSIDE THE PROPERTY BOUNDARY AND LESS THAN 2' FROM FACE OF CURB MEASUR. SIDEWALK AROUND POLE IF NECESSARY.

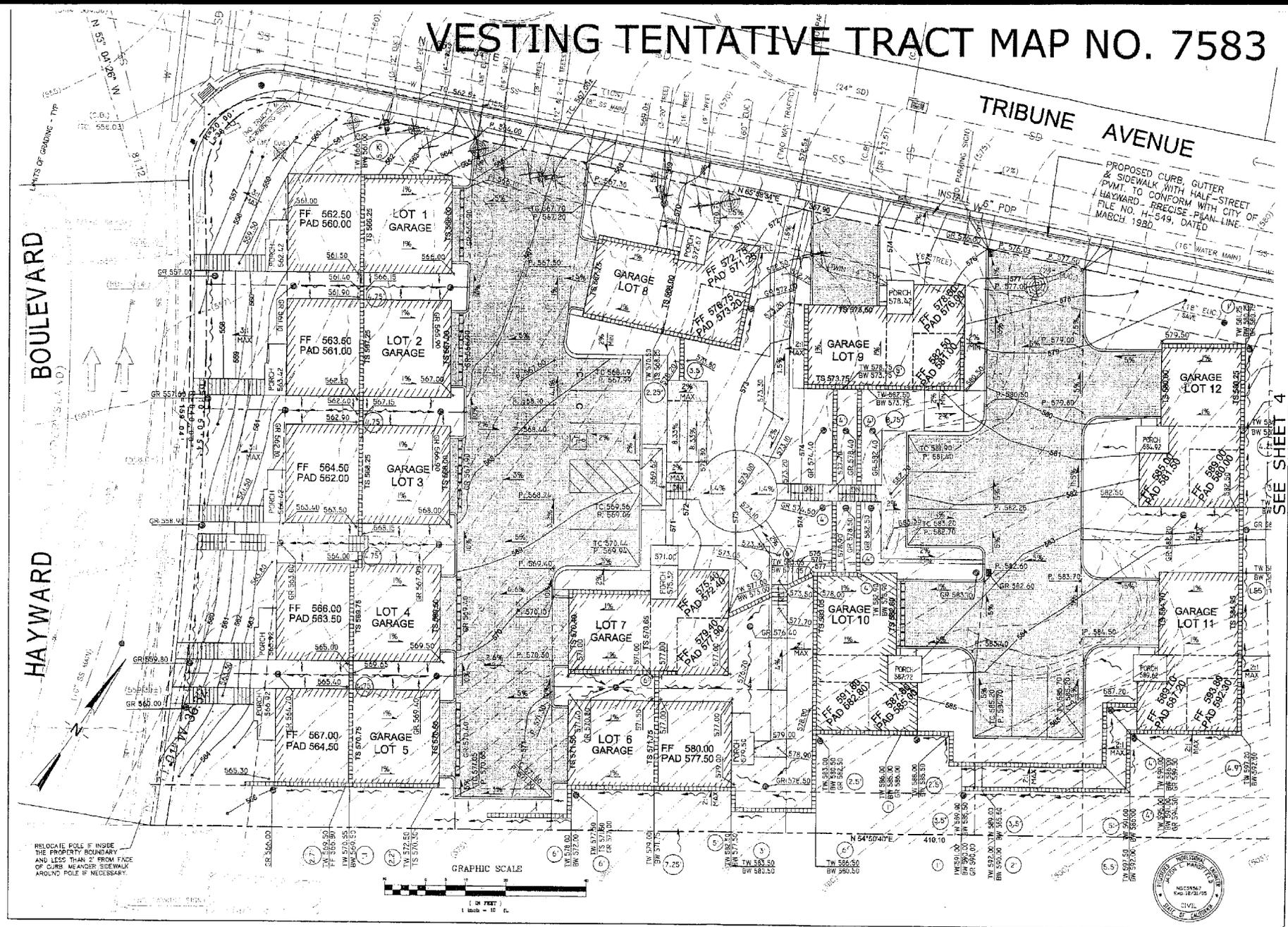


SEE SHEET 4

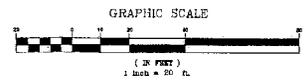
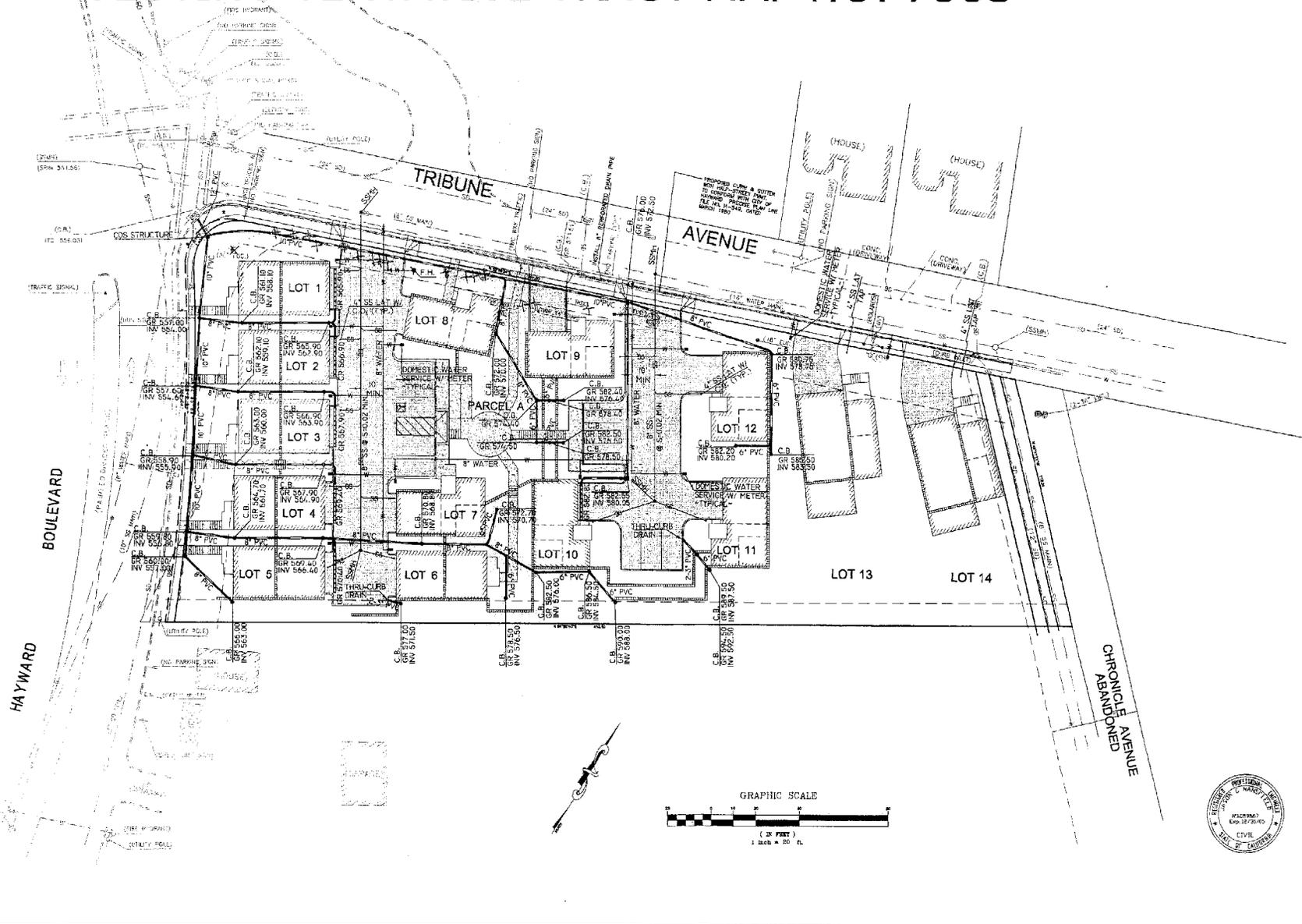
PRELIMINARY GRADING PLAN
HIGHLAND VILLAS, 26528 HAYWARD BOULEVARD
PREPARED FOR: UNI TRUST

triad/holmes ASSOC.
Civil Engineering
10000 E. 15th Street
Suite 100
Denver, CO 80231
Tel: 303.751.1111
Fax: 303.751.1112
www.triadholmes.com

DATE	8/21/05
SCALE	1" = 10'
DRAWN BY	MM/KA/CE
CHECKED BY	06-0073
PROJECT	0111-C.dwg
SHEET	3
TOTAL SHEETS	6



VESTING TENTATIVE TRACT MAP NO. 7583



PRELIMINARY DRAINAGE AND UTILITY PLAN
 HIGHLAND VILLAS, 26528 HAYWARD BOULEVARD
 PREPARED FOR: UNI TRUST

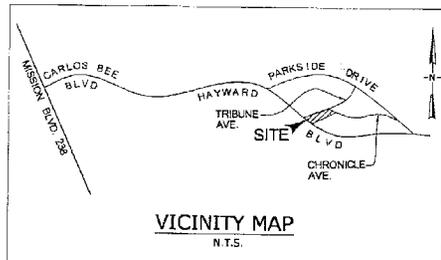
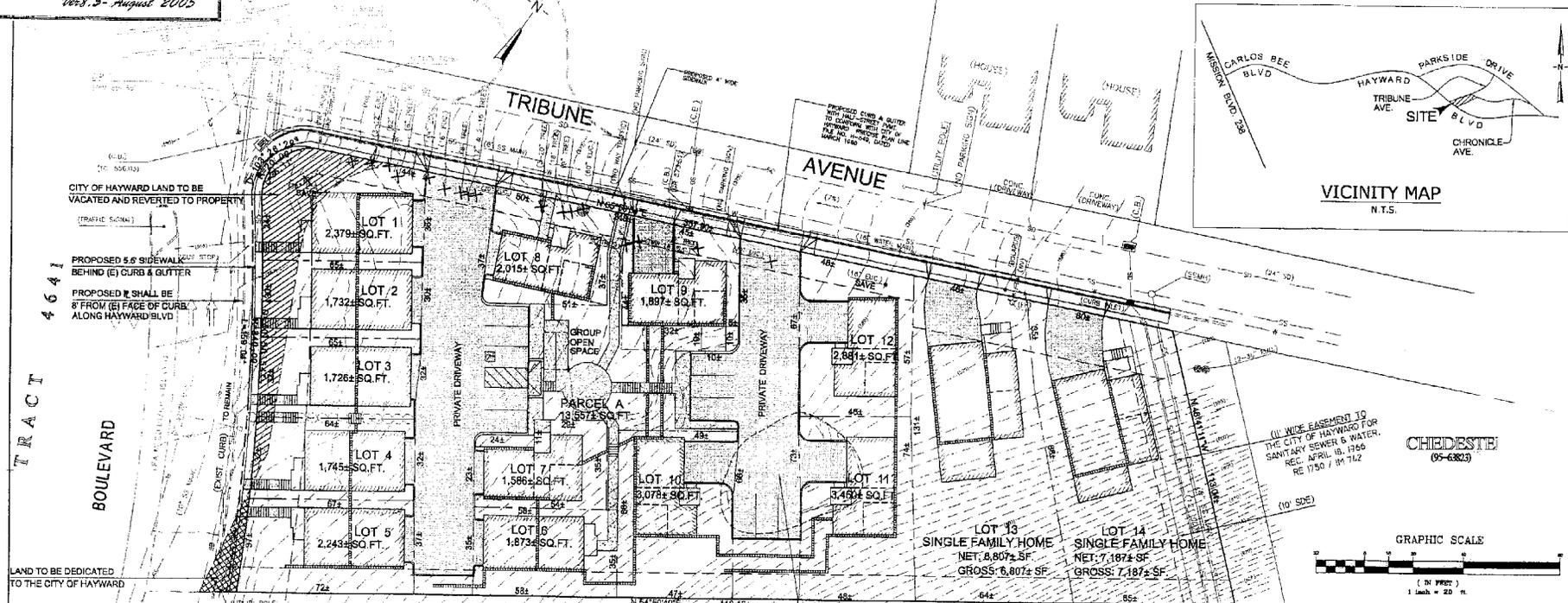

triod/holmes/assoc
 LAND ENGINEERING
 10000 HAYWARD BOULEVARD
 SUITE 100
 HAYWARD, CA 94541
 TEL: (925) 781-1111
 FAX: (925) 781-1112
 WWW: www.triod-holmes.com

NO.	REVISION	DATE
1		
2		
3		
4		
5		

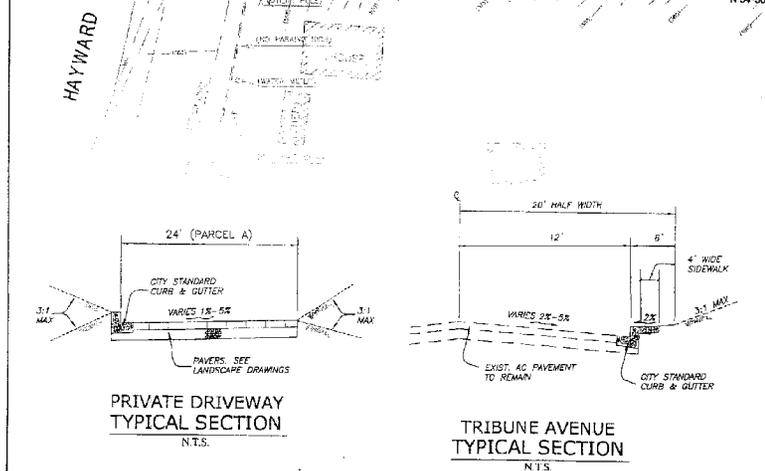
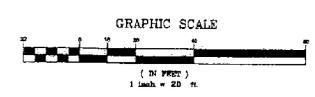
DATE: 8/23/05
 SCALE: 1" = 20'
 DRAWN BY: JN/NA/CE
 APP'D BY: 06-0073
 SHEET NO: 5
 TOTAL SHEETS: 6

Ver. 5.5 - August 2005

VESTING TENTATIVE TRACT MAP NO. 7583



CHEDESTRE (95-63823)



LIANG (77-26883)

APPROXIMATE LOCATION OF (U) LANDS TO FOLLOW RECOMMENDATION FOR LANDSIDE REPAIR AND OTHER EARTHWORK

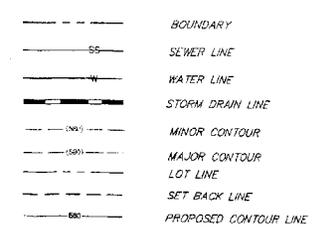
OWNER'S STATEMENT:

I (WE) AGREE TO THE FILING OF SAID MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF HAYWARD SUBDIVISION ORDINANCES AND THE STATE MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP.

TENTATIVE MAP NOTES:

OWNER:	UNI TRUST 25528 HAYWARD BLVD. HAYWARD CA 94542 PHONE: 510-733-2337	ZONING:	GENERAL PLAN: MDR (MED. DENSITY RESIDENTIAL) (CITY OF HAYWARD MASTER PLAN) PROPOSED ZONE: MDR, TO BE PROCESSED AS PD (PLANNED DEVELOPMENT)
APPLICANT:	UNIVERSITY VILLAGE	UTILITIES:	CURRENT (INTERIM): SIX GAS & ELECTRIC - P, G & E TELEPHONE - S.B.C. SEWER - CITY OF HAYWARD WATER - CITY OF HAYWARD STORM - CITY OF HAYWARD
ENGINEER:	TRIAD/HOLMES ASSOCIATES 777 WOODSIDE ROAD #2A MELWOOD CITY, CA 94561 PHONE: 925-365-0216	UTILITY LOCATIONS SHOWN ARE BASED ON UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY.	TOPOGRAPHIC INFORMATION PROVIDED BY BRUCE STARR
ASSESSOR'S PARCEL NUMBER:	0810-1840-001-02	BASIS OF ELEVATION:	APPROXIMATE BOUNDARY INFORMATION SHOWN WAS COMPILED FROM AVAILABLE RECORD DATA AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY.
AREA:	1.31 ACRES	BOUNDARY NOTE:	PROPOSED EASEMENTS: TO BE PROVIDED FOR IN CC+RS
GENERAL PLAN DESIGNATION:	MDR (see Hayward Highland Neighborhood plan 1998 Recommendation)		
HOMEOWNER'S ASSOCIATION MAINTENANCE:	STREET STORM DRAIN RETAINING WALLS GROUP AREA		

LEGEND



HIGHLAND VILLAS, 25528 HAYWARD BOULEVARD
 SITE PLAN
 PREP: JANI TRUST



DATE:	8/23/05
SCALE:	1" = 20'
SEAL:	JANI TRUST
PROJECT:	HIGHLAND VILLAS
TRAC:	08-0073
BY:	DT/11-10/05
NO.:	1

Architectural Plans and Model/Elevation Analysis for

Highland Villas,
28528 Hayward Boulevard, Hayward CA 94542

Highland Villas Planned Development, November 5, 2004
Applicant: Uni Trust, Parcel Number: 81D-1640-001-02,
Vesting Tentative Tract Number: 7583

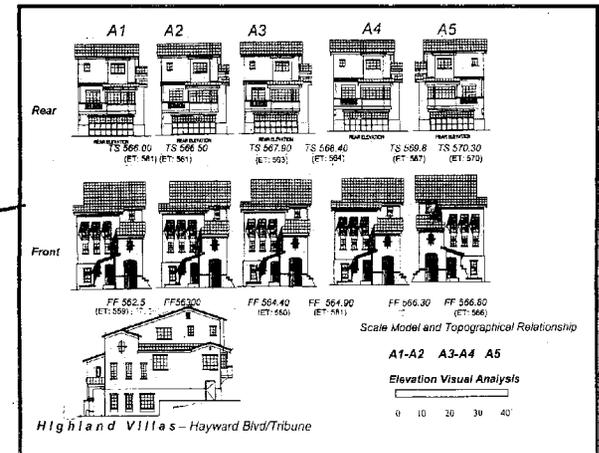
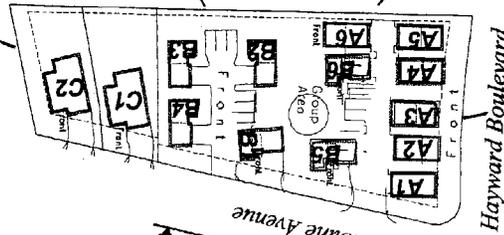
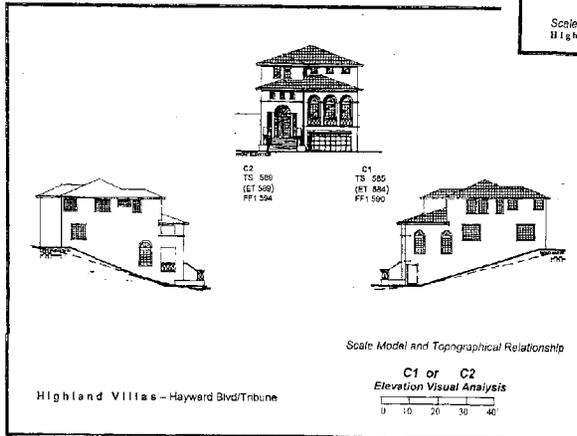
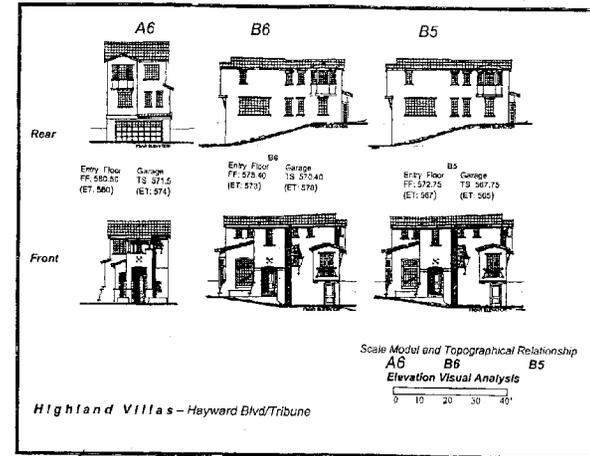
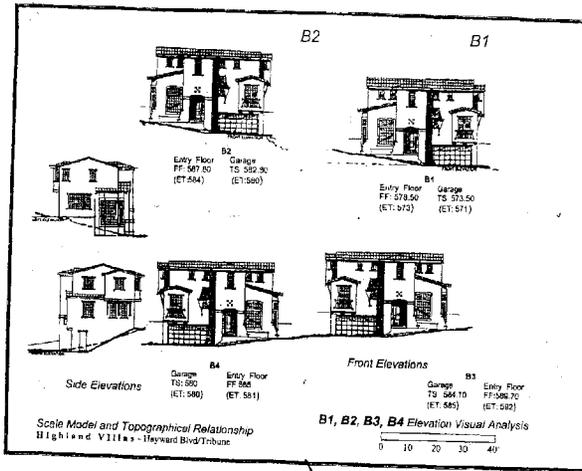
Ver. 8.5 - August 2005

O N D A R O S A

128 Jason Place
San Francisco, CA 94133
415.252.1441 phone/fax

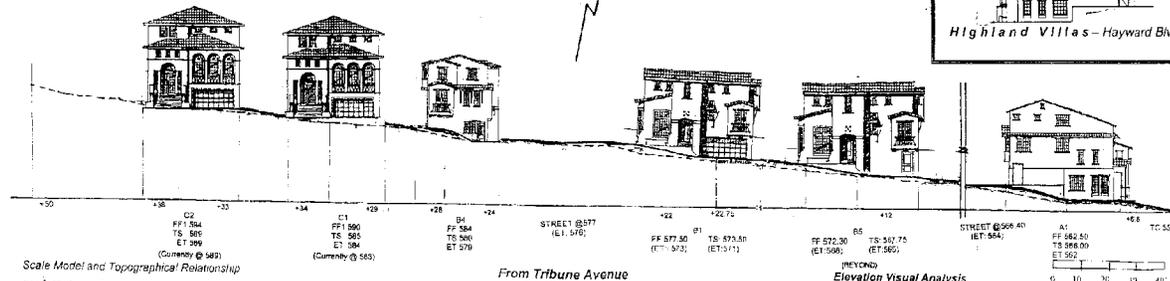
Architecture
Urban Design
Space Planning
Interior Design

HIGHLAND VILLAS



Abbreviations:

--- Current Topo
--- Proposed
ET: Current Topo
FF: Proposed First Floor Finish
TS: Proposed Top of the Slab of the Garage

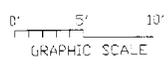
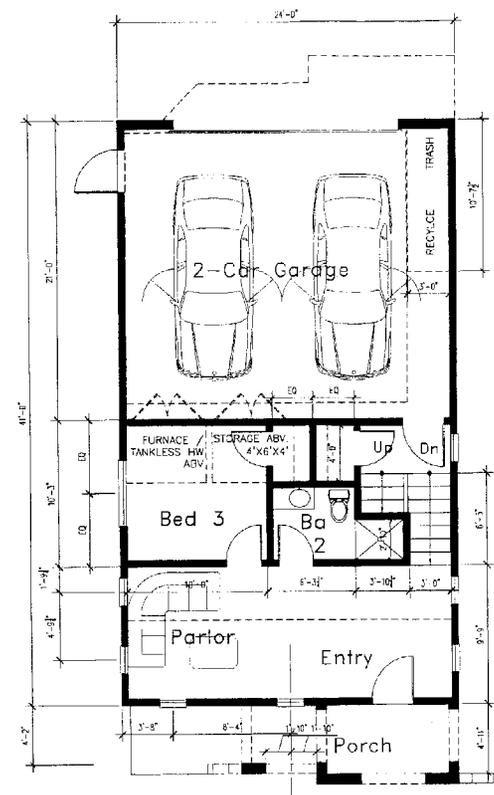
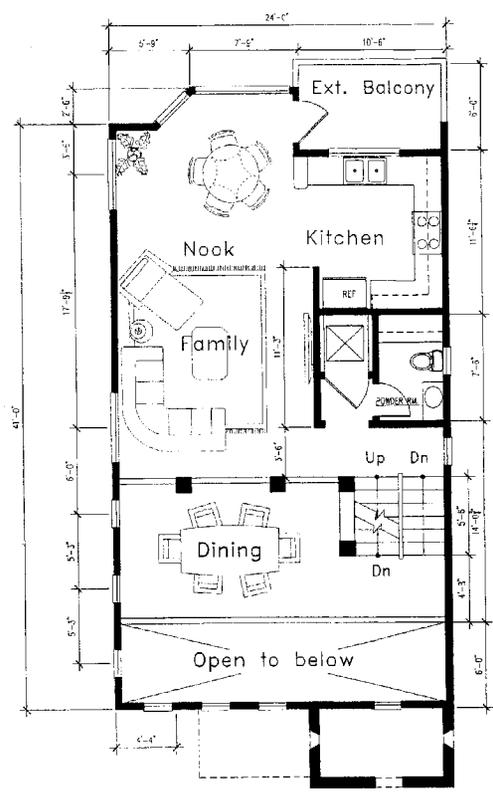
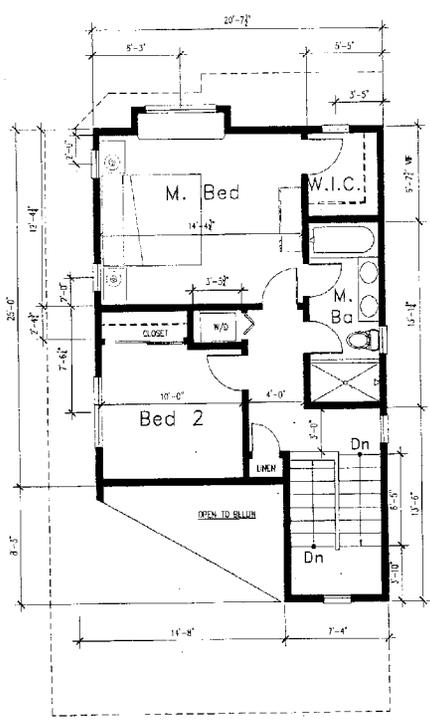


Topographical Relationship Model and Elevation Analysis

Highland Villas
28528 Hayward Boulevard, Hayward CA 94542
Highland Villas Planned Development, November 5, 2004
Applicant: Uni Trust, Parcel Number: 81D-1640-001-02,
Vesting Tentative Tract Number: 7583

For
A1 - A4
units

A5
On Pages
13-14



AREA SUMMARY

FLOOR	BUILDING AREA
FIRST FLOOR	486 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	506 SQ. FT.
UNIT TOTAL	1,835 SQ. FT.
GARAGE	304 SQ. FT.
DECK	86 SQ. FT.

(NOTE: SQUARE FOOTAGES DO NOT INCLUDE ON GRADE PORCHES, ENTRIES ON DECKS. THESE AREAS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. ALL OTHER USERS SHOULD VERIFY THE INFO PRIOR TO ALLOWING ON THE GIVEN SQUARE FOOTAGES.)

ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

129 JASPER PLACE
SAN FRANCISCO, CA
94133
415-362-7443
ONDA@ONDA.ROSA.COM

HIGHLAND VILLAS

UNIT A1 - A4 DESIGN REVIEW PLANS

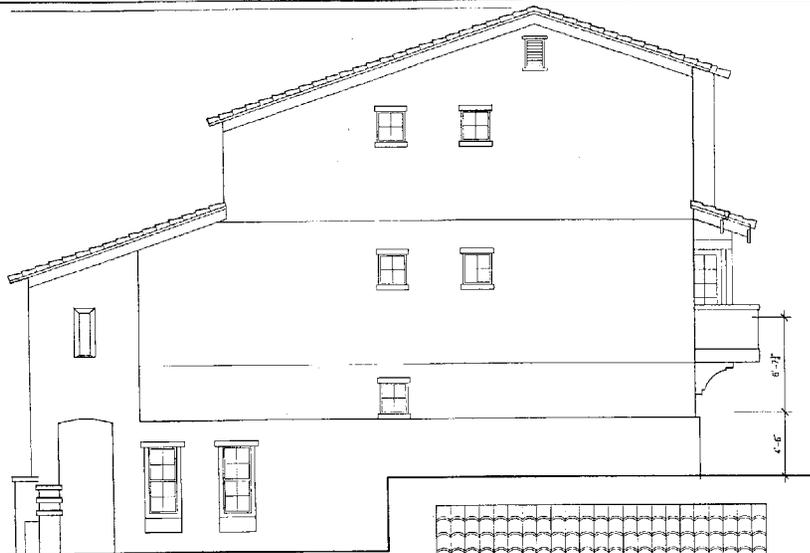
(A5 On Pages 13-14) AUGUST 18, 2005

26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

For
A1 - A4
units

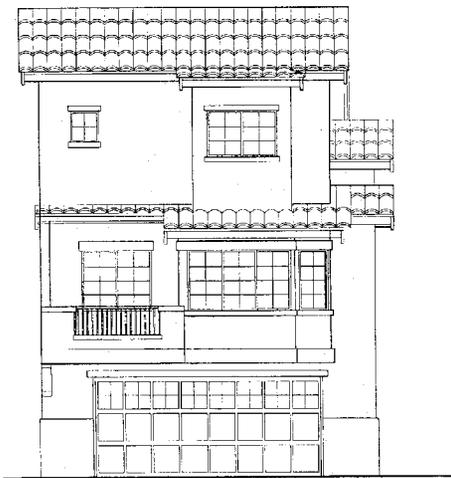
A5
On Pages
13-14



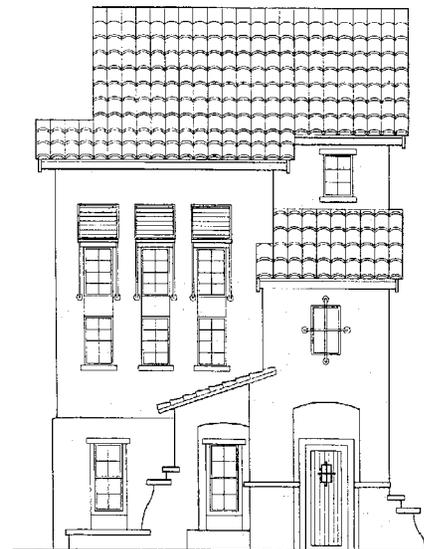
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

HIGHLAND VILLAS

0' 5' 10'
GRAPHIC SCALE

ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

128 JASPER PLACE
SAN FRANCISCO, CA
94133
415-262-7441
ONDA.ROSA@GMAIL.COM

UNIT A1 - A4 DESIGN REVIEW ELEVATIONS

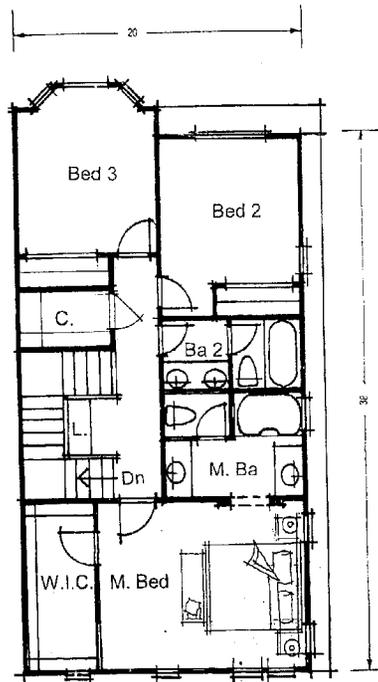
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AUGUST 18, 2005

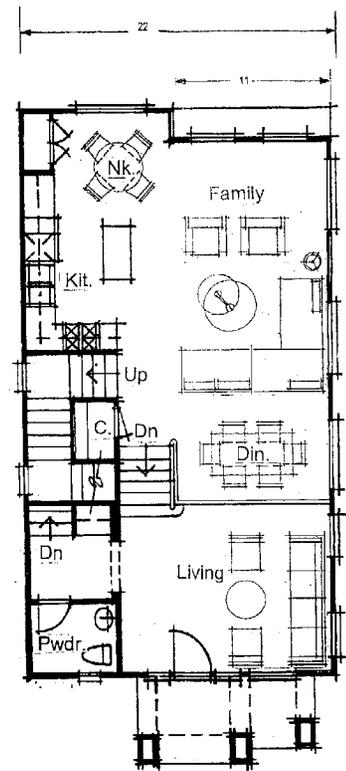
26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

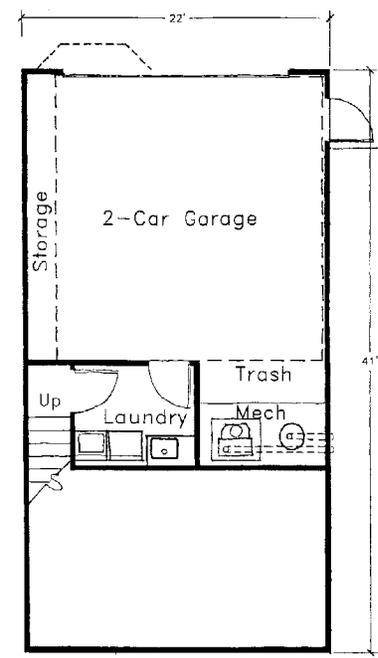
For
A6
unit



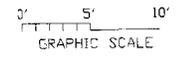
UPPER LEVEL PLAN



MIDDLE LEVEL PLAN



LOWER LEVEL PLAN



AREA SUMMARY	
FLOOR	BUILDING AREA
THIRD FLOOR	143 SQ. FT.
SECOND FLOOR	878 SQ. FT.
THIRD FLOOR	811 SQ. FT.
LINE FLOOR	1,256 SQ. FT.
GARAGE	452 SQ. FT.

(NOTE: SQUARE FOOTAGES DO NOT INCLUDE ON GRADE PORCHES, ENTRIES OR DECKS. THESE AREAS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. ALL OTHER LINES SHOULD VERIFY THE INFO PRIOR TO RELYING ON THE GIVEN SQUARE FOOTAGES.)

HIGHLAND VILLAS

ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

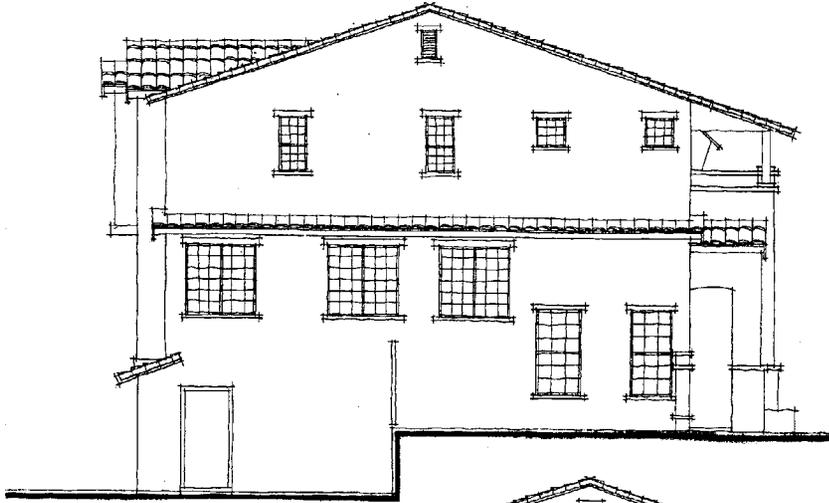
128 JASPER PLACE
SAN FRANCISCO, CA
94133
415-363-2441
ONDAROSA@GMAIL.COM

UNIT A6 DESIGN REVIEW PLANS
JUNE 10, 2005

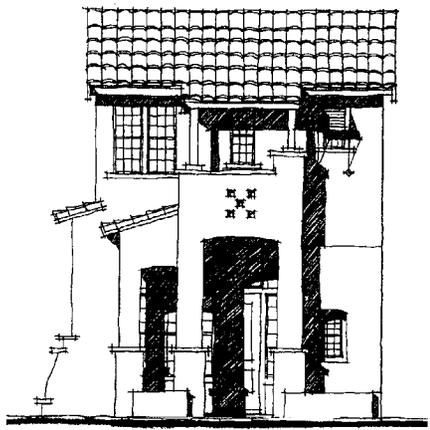
26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

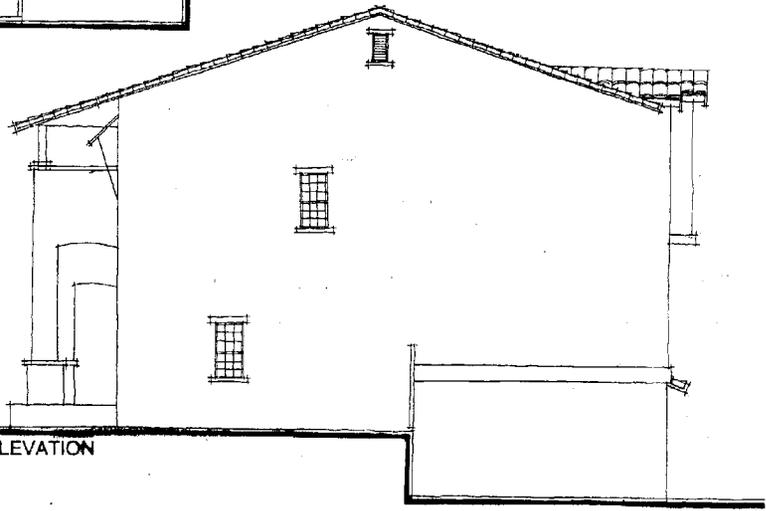
For
A6
unit



LEFT ELEVATION

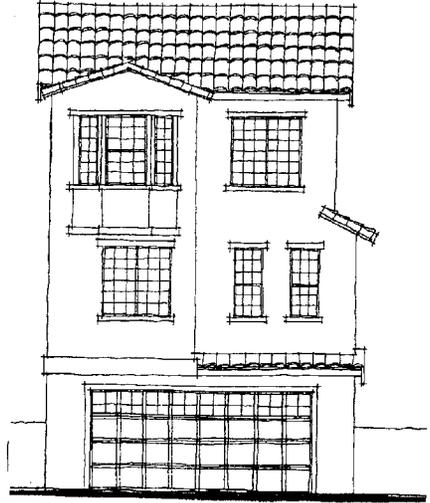


FRONT ELEVATION



RIGHT ELEVATION

0' 5' 10'
GRAPHIC SCALE



REAR ELEVATION

ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

120 JASPER BLVD
SAN FRANCISCO, CA
94133
415-362-7441
ONDA ROSA @ JUNG.COM

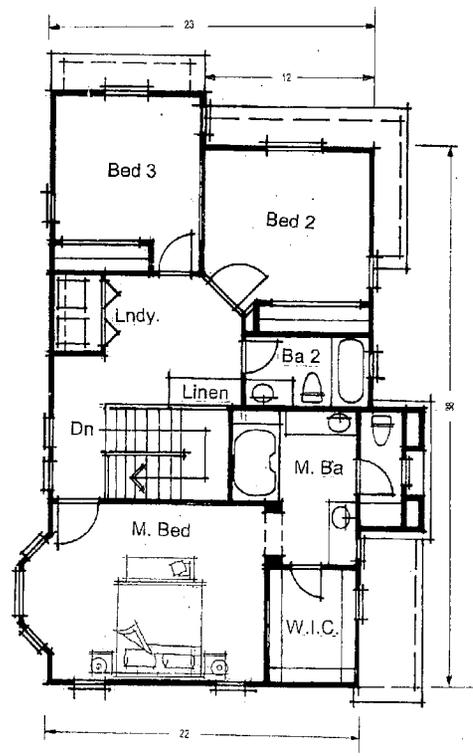
HIGHLAND VILLAS

UNIT A6 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

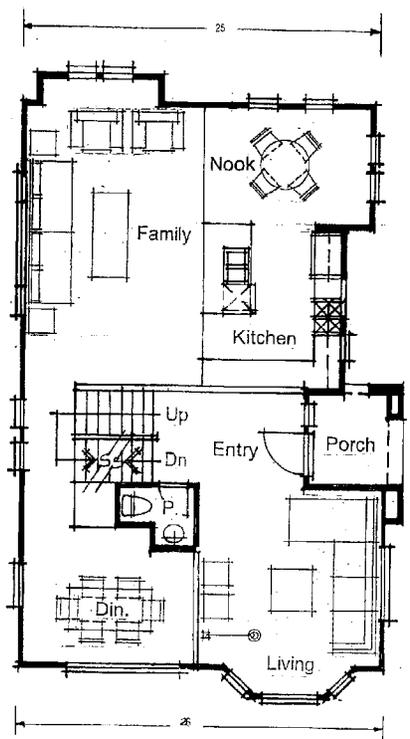
26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

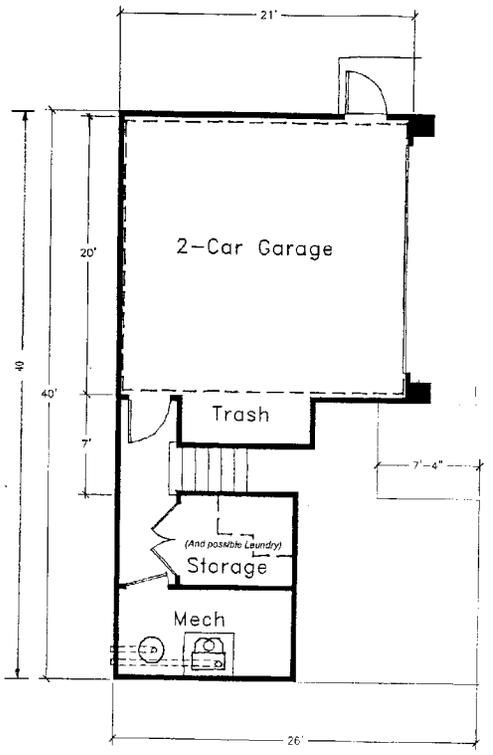
For
B1 -- B6
 units



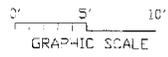
UPPER LEVEL PLAN



MIDDLE LEVEL PLAN



LOWER LEVEL PLAN



AREA SUMMARY

FLOOR	BUILDING AREA
FIRST FLOOR	218 SQ. FT.
SECOND FLOOR	983 SQ. FT.
THIRD FLOOR	881 SQ. FT.
UNIT TOTAL	2,082 SQ. FT.
GARAGE	424 SQ. FT.

(NOTE: SQUARE FOOTAGES DO NOT INCLUDE ON GRADE PORCHES, ENTRIES OR DECKS. THESE AREAS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. ALL OTHER USES SHOULD VERIFY THE INFO PRIOR TO RELYING ON THE GIVEN SQUARE FOOTAGES.)

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 Engineering
 Space Planning
 Interior Design

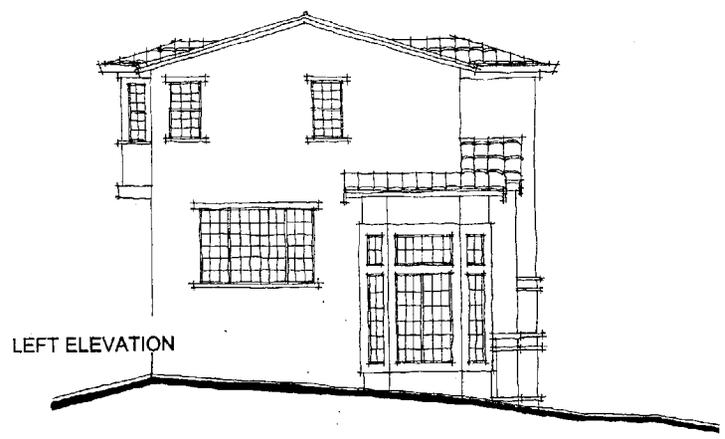
128 JASPER PLACE
 SAN FRANCISCO, CA
 94133
 415-382-7441
 ONDAROSA@YAHOO.COM

HIGHLAND VILLAS

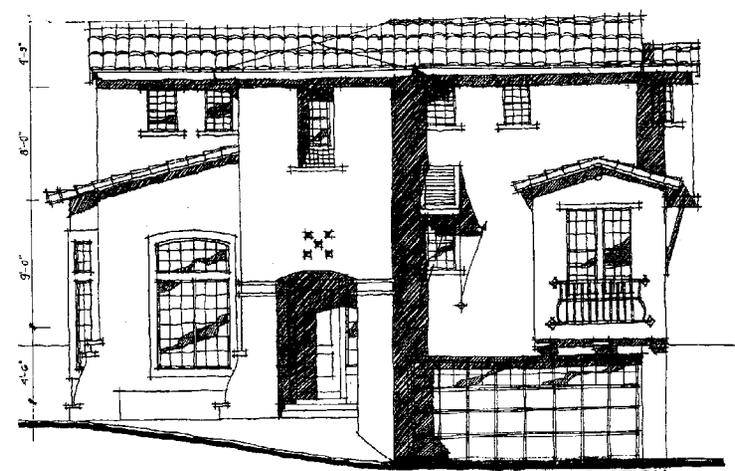
UNIT B1 - B6 DESIGN REVIEW PLANS
 JUNE 10, 2005

26528 HAYWARD BLVD
 HAYWARD CA
 94542

PARCEL NUMBER: 81D-1640-001-02



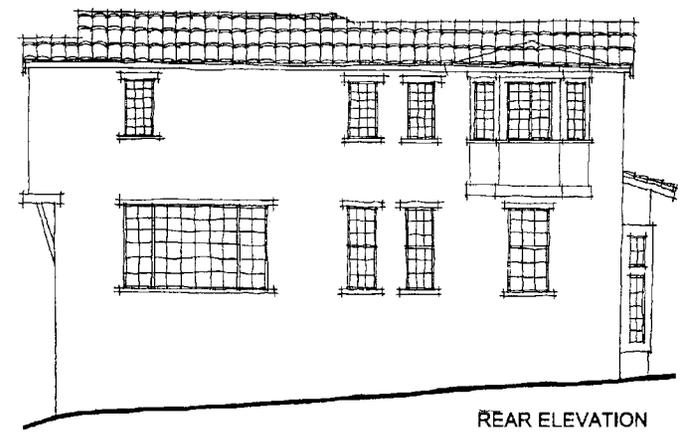
LEFT ELEVATION



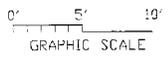
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

126 JASPER PLAZA
SAN FRANCISCO, CA
94133
415-362-7441
ONDAROSA@GMAIL.COM

HIGHLAND VILLAS

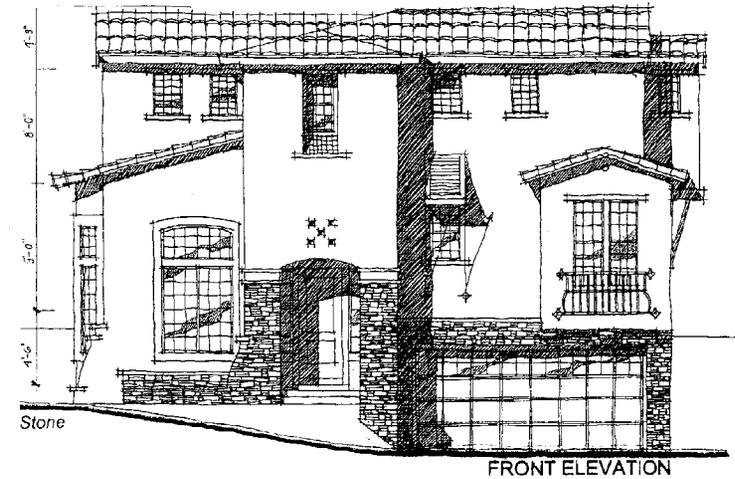
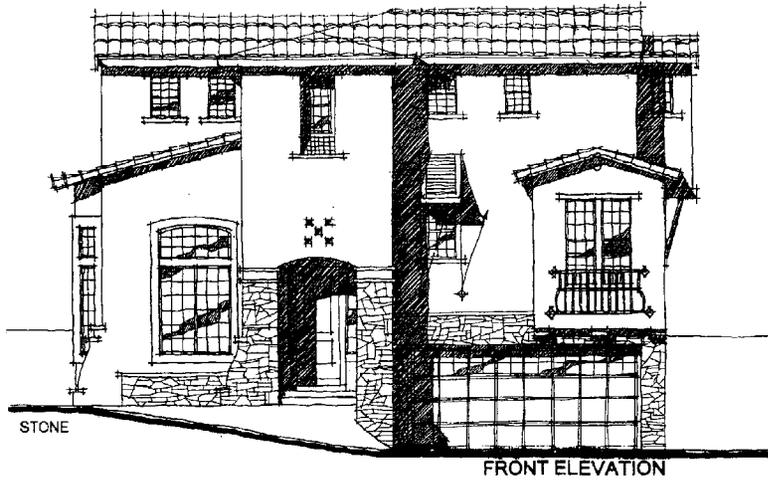
UNIT B1 - B6 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

26528 HAYWARD BLVD
HAYWARD CA
94542

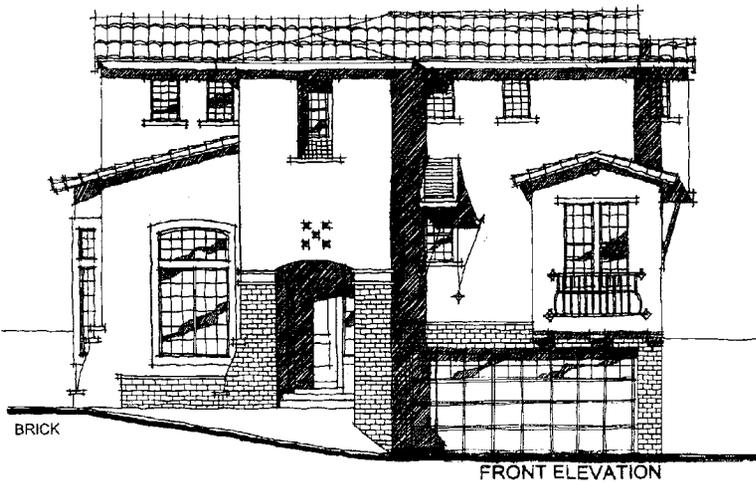
PARCEL NUMBER: B1D-1640-001-02

Front Elevations for B units
Alternative cladding

For
B1 -- B6
units



FRONT ELEVATION



FRONT ELEVATION

0' 5' 10'
GRAPHIC SCALE

ONDA ROSA

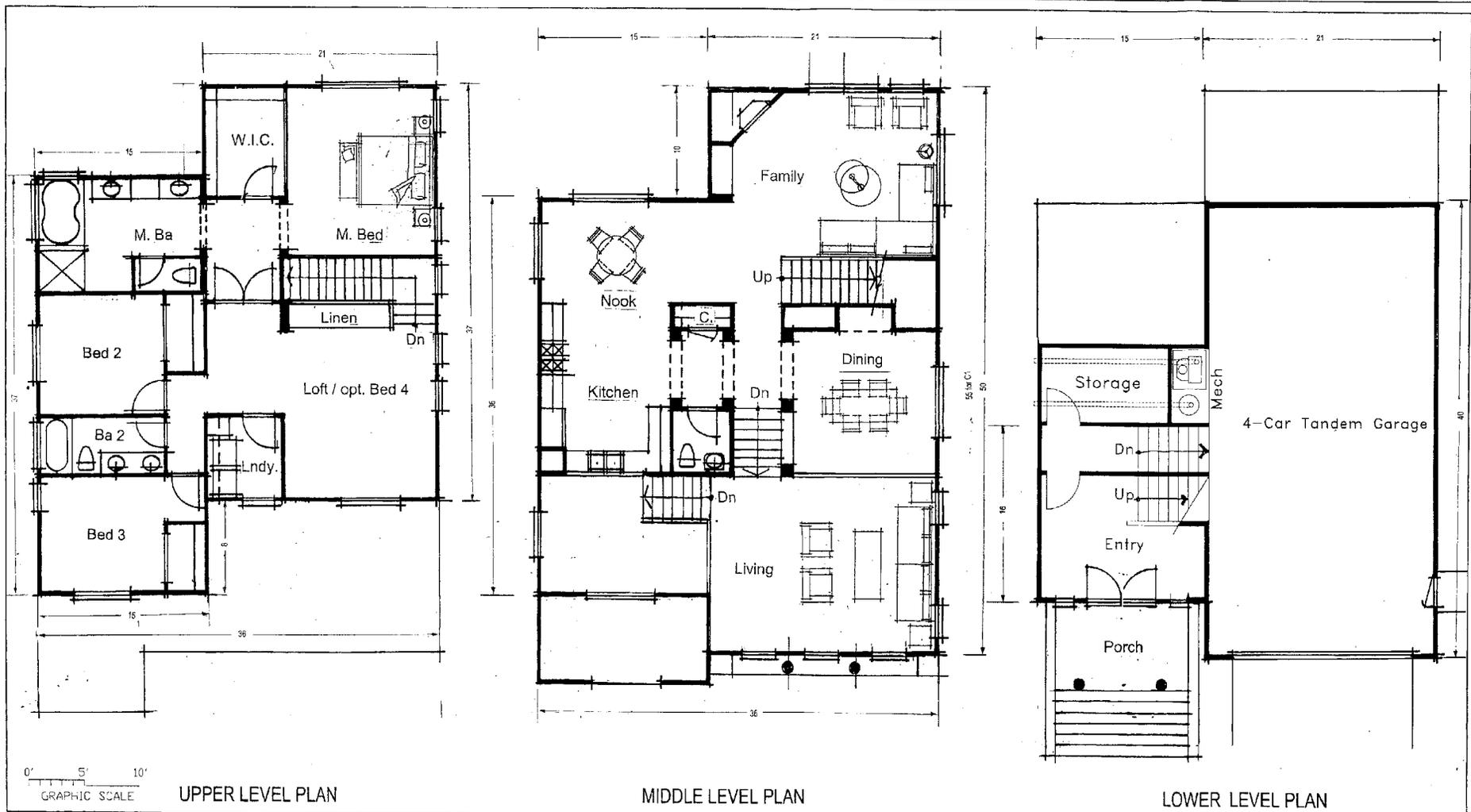
Architecture
Engineering
Interior Design
120 ANDRÉ PLAZA
SAN FRANCISCO, CA
94115
415-386-7441
ONDA ROSA & ASSOCIATES

HIGHLAND VILLAS

(ALTERNATIVE EXTERIOR FINISHES)
UNIT B1 - B6 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1840-001-02



UPPER LEVEL PLAN

MIDDLE LEVEL PLAN

LOWER LEVEL PLAN

HIGHLAND VILLAS

ONDA ROSA

Architecture
 Engineering
 Space Planning
 Interior Design

120 JASTEP PLAZA
 SAN FRANCISCO, CA
 94133
 415.382.7441
 ONDA@SARAJINC.COM

UNIT C1 & C2 DESIGN REVIEW PLANS
 JUNE 10, 2005

26528 HAYWARD BLVD
 HAYWARD CA
 94542

PARCEL NUMBER: 81D-1640-001-02

FLOOR	BUILDING AREA
FIRST FLOOR	393 SQ. FT.
SECOND FLOOR	1,415 SQ. FT.
THIRD FLOOR	1,307 SQ. FT.
UNIT TOTAL	3,025 SQ. FT.
GARAGE	424 SQ. FT.

For
C1 - C2
UNITS

*Front Elevations for C1 and C2 units
See also Alternative/optional 2-door garage
See alternative cladding and elevations on the next Sheet*



LEFT ELEVATION



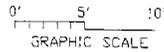
FRONT ELEVATION



FRONT ELEVATION

(OPTIONAL 2-DOOR GARAGE)

*Front Elevations for C1 and C2 units with
Alternative/optional 2-door garage*



ONDA ROSA

Architecture
Engineering
Space Planning
Interior Design

122 WISNER PLACE
SAN FRANCISCO, CA
94133
415-267-7441
ONDAROSA@GMAIL.COM

HIGHLAND VILLAS

UNIT C1 & C2 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

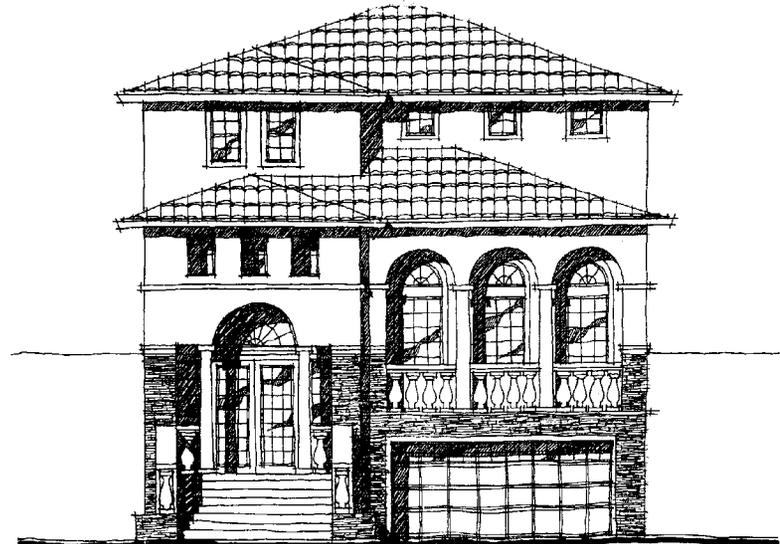
For
C1 - C2
units

Front Elevations for C1 and C2 units with
alternative cladding



FRONT ELEVATION

STONE (RANDOM)



FRONT ELEVATION

STONE (COURSED)

0' 5' 10'
GRAPHIC SCALE

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120 JASPER PLACE
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ONDA@ONDA.COM

HIGHLAND VILLAS

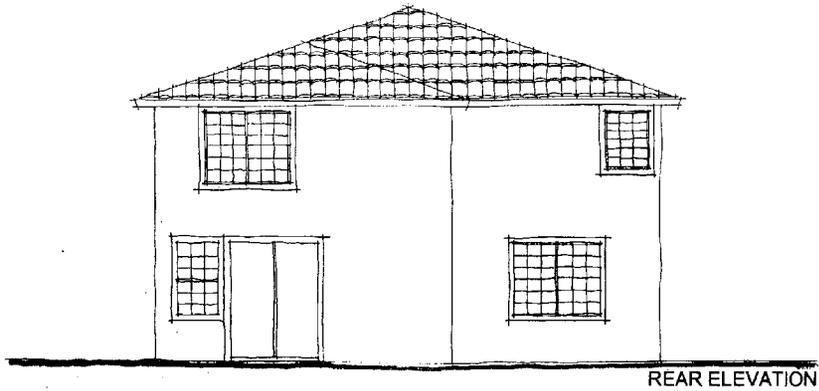
(ALTERNATIVE EXTERIOR FINISHES)
UNIT C1 & C2 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

26528 HAYWARD BLVD
HAYWARD CA
94542

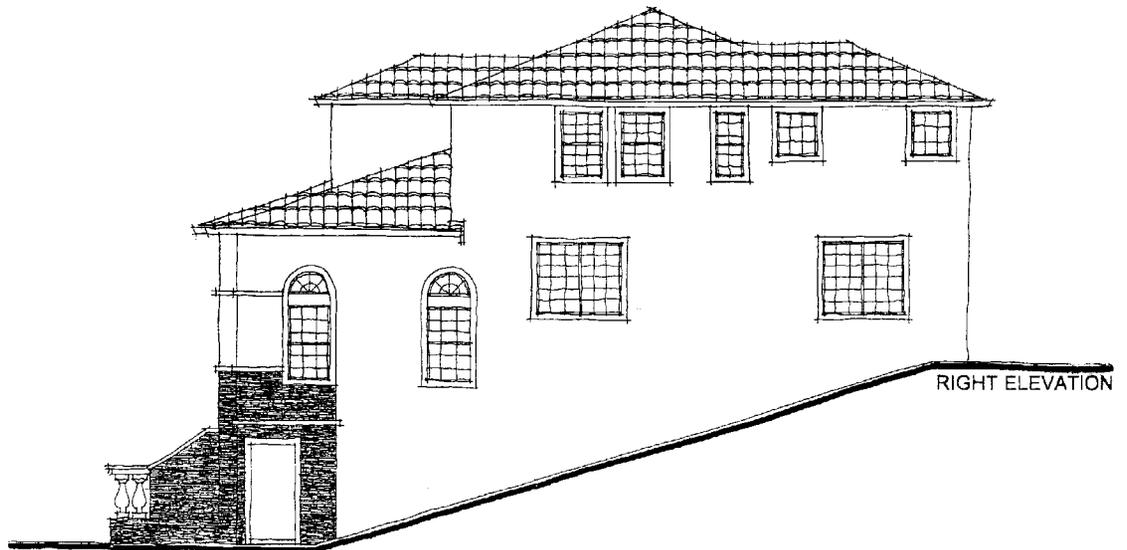
PARCEL NUMBER: 81D-1640-001-02

10

For
C1 - C2
units



REAR ELEVATION



RIGHT ELEVATION

0' 5' 10'
GRAPHIC SCALE

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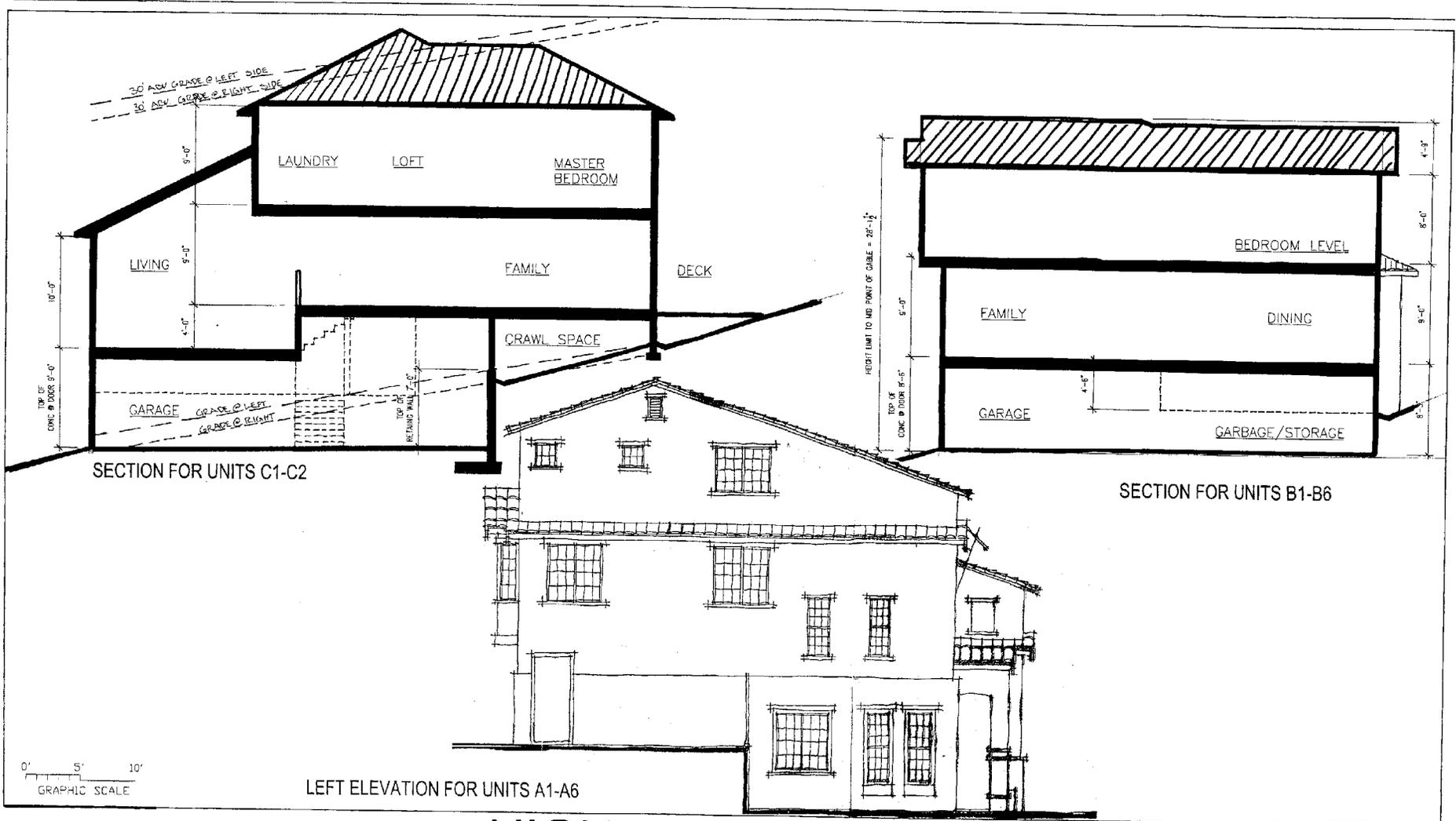
Architecture
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Space Planning
Interior Design
125 JAKNER PLACE
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UNIT C1 & C2 DESIGN REVIEW ELEVATIONS
JUNE 10, 2005

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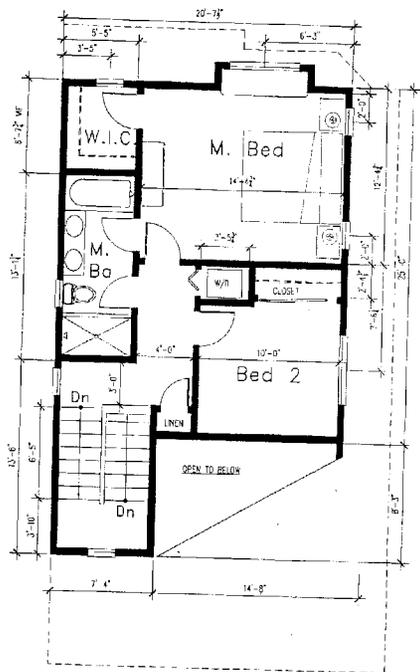
129 JASPER PLACE
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94133
415-382-7441
ONDA@ONDA.COM

DESIGN REVIEW UNITS A1-A6 RIGHT ELEVATION, UNITS B1-B6 SECTION, UNITS C1-C2 SECTION
JUNE 10, 2005

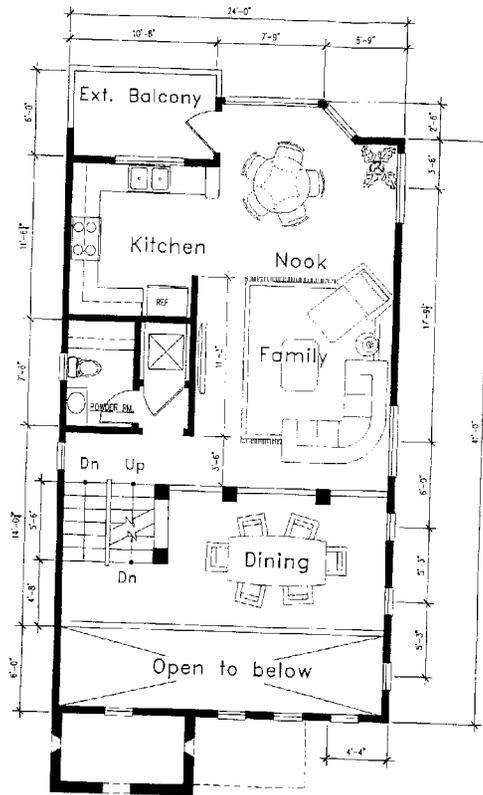
26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

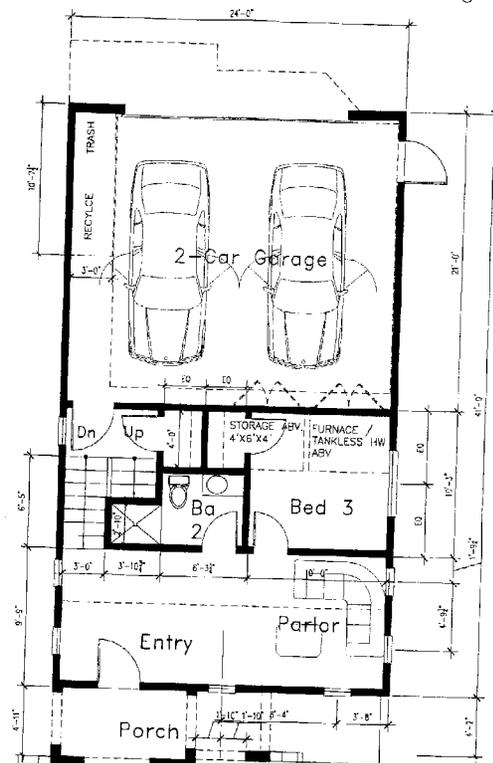
For
A5
UNIT



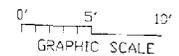
UPPER LEVEL PLAN



MIDDLE LEVEL PLAN



LOWER LEVEL PLAN



AREA SUMMARY	
FLOOR	BUILDING AREA
FIRST FLOOR	480 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	500 SQ. FT.
UNIT TOTAL	1,823 SQ. FT.
GARAGE	524 SQ. FT.
DECK	60 SQ. FT.

(NOTE: SQUARE FOOTAGES DO NOT INCLUDE ON GRADE PORCHES, DECKS OR BELLS. THESE ARE PROVIDED FOR PERMITTING PURPOSES ONLY. ALL OTHER UNITS SHOULD VERIFY THE INFO FROM ID RELYING ON THE GIVEN SQUARE FOOTAGES.

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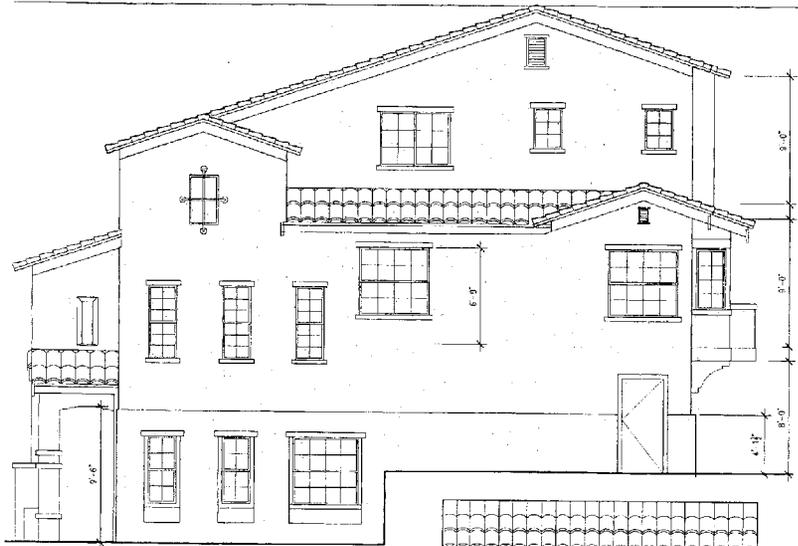
HIGHLAND VILLAS

UNIT A5 DESIGN REVIEW PLANS
AUGUST 18, 2005

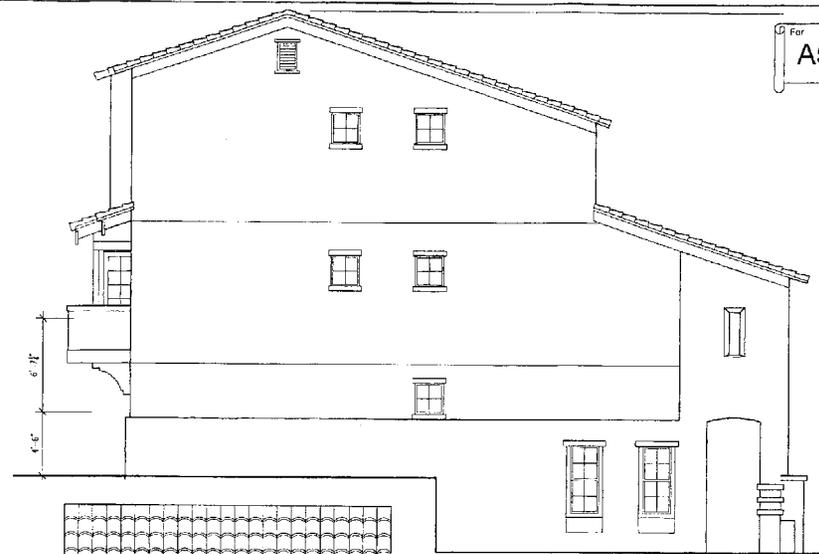
26528 HAYWARD BLVD
HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02

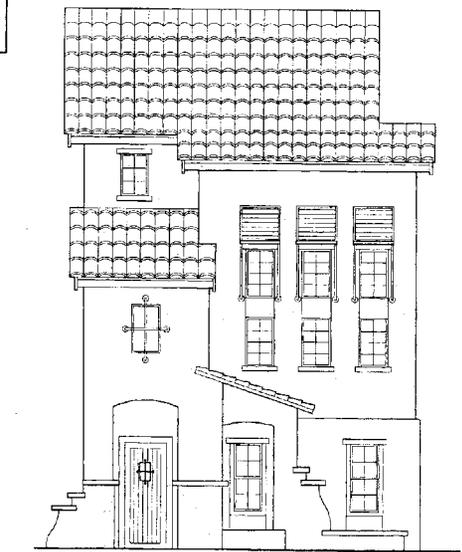
For
A5
UNIT



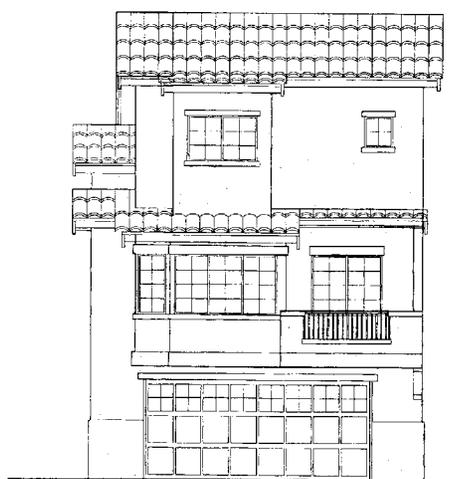
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

0' 5' 10'
GRAPHIC SCALE

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UNIT A5 DESIGN REVIEW ELEVATIONS

AUGUST 18, 2005

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HAYWARD CA
94542

PARCEL NUMBER: 81D-1640-001-02